



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

6 February 2024

Tottenham Centre
High Road
London
N15 4RU

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

www.right-of-light.co.uk

DAYLIGHT AND SUNLIGHT REPORT
Tottenham Centre, High Road, London N15 4RU

CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information	3
3 METHODOLOGY OF THE ASSESSMENT	5
3.1 Local Planning Policy.....	5
3.2 National Planning Policy Framework.....	5
3.3 National Planning Practice Guidance.....	6
3.4 Daylight to Windows	6
3.5 Sunlight availability to Windows	8
3.6 Overshadowing to Gardens and Open Spaces	9
4 RESULTS OF THE ASSESSMENT	10
4.1 Windows & Amenity Areas Considered.....	10
4.2 Daylight to Windows	10
4.3 Sunlight to Windows	12
4.4 Overshadowing to Gardens and Open Spaces	12
4.5 Conclusion.....	12
5 CLARIFICATIONS	14
5.1 General.....	14

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Capital City College Group to undertake a daylight and sunlight assessment of the proposed development at Tottenham Centre, High Road, London N15 4RU.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 157 to 211 Portland Road, Firemans Cottages, Building Block, D10 Studios, Main Building and Tower Block.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 The Firemans Cottages and D10 Studios are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements.
- 1.1.6 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of isolated windows in the Main Building, 157 to 211 Portland Road, the Building Block and the Tower Block. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

SNC Lavalin Atkins

5219901-ATK-01-00-D-A-1001	Ground Floor Plan	Rev -
5219901-ATK-2012	Existing External Works Plan	Rev -
5219901-ATK-01-00-D-A-191001	Proposed Ground Floor Furniture Plan	Rev -
5219901-ATK-01-01-D-A-191002	Proposed First Floor Furniture Plan	Rev -
5219901-ATK-01-02-D-A-191004	Proposed Second Floor Furniture Plan	Rev -
5219901-ATK-01-03-D-A-191005	Proposed Third Floor Furniture Plan	Rev -
5219901-ATK-01-04-D-A-191006	Proposed Plant Level Furniture Plan	Rev -
5219901-ATK-01-05-D-A-011007	Proposed Roof Plan	Rev -
5219901-ATK-01-05-D-A-011007	Proposed Roof Plan	Rev -
5219901-ATK-01-M1-D-A-191003	Proposed First Floor Mezzanine Furniture Plan	Rev -
5219901-ATK-01-ZZ-D-A-012001	Proposed East Elevation	Rev -
5219901-ATK-01-ZZ-D-A-012002	Proposed North Elevation	Rev -
5219901-ATK-01-ZZ-D-A-012003	Proposed West Elevation	Rev -
5219901-ATK-01-ZZ-D-A-012004	Proposed South Elevation	Rev -

Laser Surveys

L 11378-2D	Topographical Survey	Rev 0
L 11378-E	Elevations	Rev 2
L 11502-E	Elevations	Rev 0

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

Building Block:
02

Building Block 1st Floor

Rev -

04	Building Block 3rd Floor	Rev -
04	Building Block 4th Floor	Rev -
03	Building Block 2nd Floor	Rev -

Main Building:

24	Main Building Basement	Rev -
25	Main Building Ground Floor Part A	Rev -
27	Main Building 1st Floor Part A	Rev -
28	Main Building 2nd Floor Part A	Rev -

Tower Block:

37	Tower Block Ground Floor	Rev -
38	Tower Block 1st Floor	Rev -
39	Tower Block 2nd Floor	Rev -
40	Tower Block 3rd Floor	Rev -
41	Tower Block 4th Floor	Rev -
42	Tower Block 5th Floor	Rev -
43	Tower Block 6th Floor	Rev -
44	Tower Block 7th Floor	Rev -
45	Tower Block 8th Floor	Rev -

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157 to 211 Portland Road:	Floor Plans	Rev -
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3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they

would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

3.4.8 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.9 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.10 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 157 to 211 Portland Road, Firemans Cottages, Building Block, D10 Studios, Main Building and Tower Block.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.
- 4.1.3 We note the residential developments located along Isobel Place but have not included these in the assessment as we consider that they are located too far away from the proposal to potentially be impacted by it.
- 4.1.4 The Firemans Cottages and D10 Studios are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component (VSC) test with the exception of windows 2, 3, 9, 13, 14, 26 to 28, 45 and 46 in the Main Building, window 64 at 157 to 211 Portland Road, window 133 in the Building Block and windows 220, 222, 224 to 230, 237 to 246, 252 to 258, 266 to 271, 281 to 287 and 304 in the Tower Block. However, there are mitigating factors to consider.

- 4.2.2 The Main Building

Windows 2, 9, 13, 26 & 45 in the Main Building are marginal shortfalls with before / after ratios of 0.71 and above against a BRE target of 0.8. Additionally, the Vertical Sky Component test is applied on a window by window basis and does not take into account that a room may benefit from multiple light sources. The rooms served by

windows 3, 14, 27 & 28 and 46 meet the Daylight Distribution test and we are therefore of the opinion that the rooms will maintain adequate daylight.

4.2.3 157 to 211 Portland Road

The result for window 64 is very marginal with a before/after ratio of 0.76 against a BRE target of 0.8. The window also serves a bedroom. The BRE guide explains that daylight in bedrooms is less important than in other habitable rooms such as kitchens and living rooms and we note that all other windows in this property meet the BRE recommendations.

4.2.4 Building Block

Window 133 serves a Network Laboratory. Whilst the window that faces the application site falls short of the VSC test, the room itself passes the daylight distribution test.

4.2.5 Tower Block

As mentioned above, the VSC test is applied on a window by window basis and does not take into account that a room may benefit from multiple light sources. All of the windows that fall short of the VSC test serve rooms with additional windows. For example, the Photography Classroom served by window 220 is also served by windows 218 to 219 which are unaffected by the proposal. The Practical Workshop served by windows 226 to 234 is also served by windows 231 to 234 which pass the VSC test. The Staff room served by 237 to 239 is also served by windows 235 & 236 which pass the VSC test. The other Staff room served by windows 244 to 246 is also served by window 247 which also passes the VSC test. The Computer classroom served by windows 252 and 253 and general classroom served by windows 256 and 257 on the second floor also have additional windows that pass the VSC test. Finally, the Bookable Classrooms served by windows 266 & 267 and 270 & 271 have additional windows that pass the VSC test. Additionally, all of these rooms also meet the daylight distribution test.

4.2.6 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance we are of the opinion that the development design is likely to be acceptable.

Daylight Distribution

- 4.2.7 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test with the exception of the rooms served by windows 2 to 4 in the Main Building and the rooms served by windows 222, 240, & 242, 243, 268 & 269 and 285 in the Tower Block. However, the mitigating factors mention above for the VSC test equally apply to the daylight distribution test.
- 4.2.8 The result for the room served by window 268 & 269 and 285 are very marginal with a before/after ratios of 0.77 against a BRE recommendation of 0.8.
- 4.2.9 We are therefore of the opinion that the small transgressions in the daylight distribution test are likely to be acceptable.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 There are no nearby gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.5 Conclusion

- 4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of isolated windows in the Main Building, 157 to 211 Portland Road, the Building Block and the Tower Block. In our opinion, taking into account the overall high level of compliance

with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 13 April 2023. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Isobel Place

D10 Studios

Fireman Cottages

Tower Block

Proposed
Development

Building Block

Portland Road

Main Building

157 to 211 Portland
Road



Isobel Place

Building Block

Proposed Development

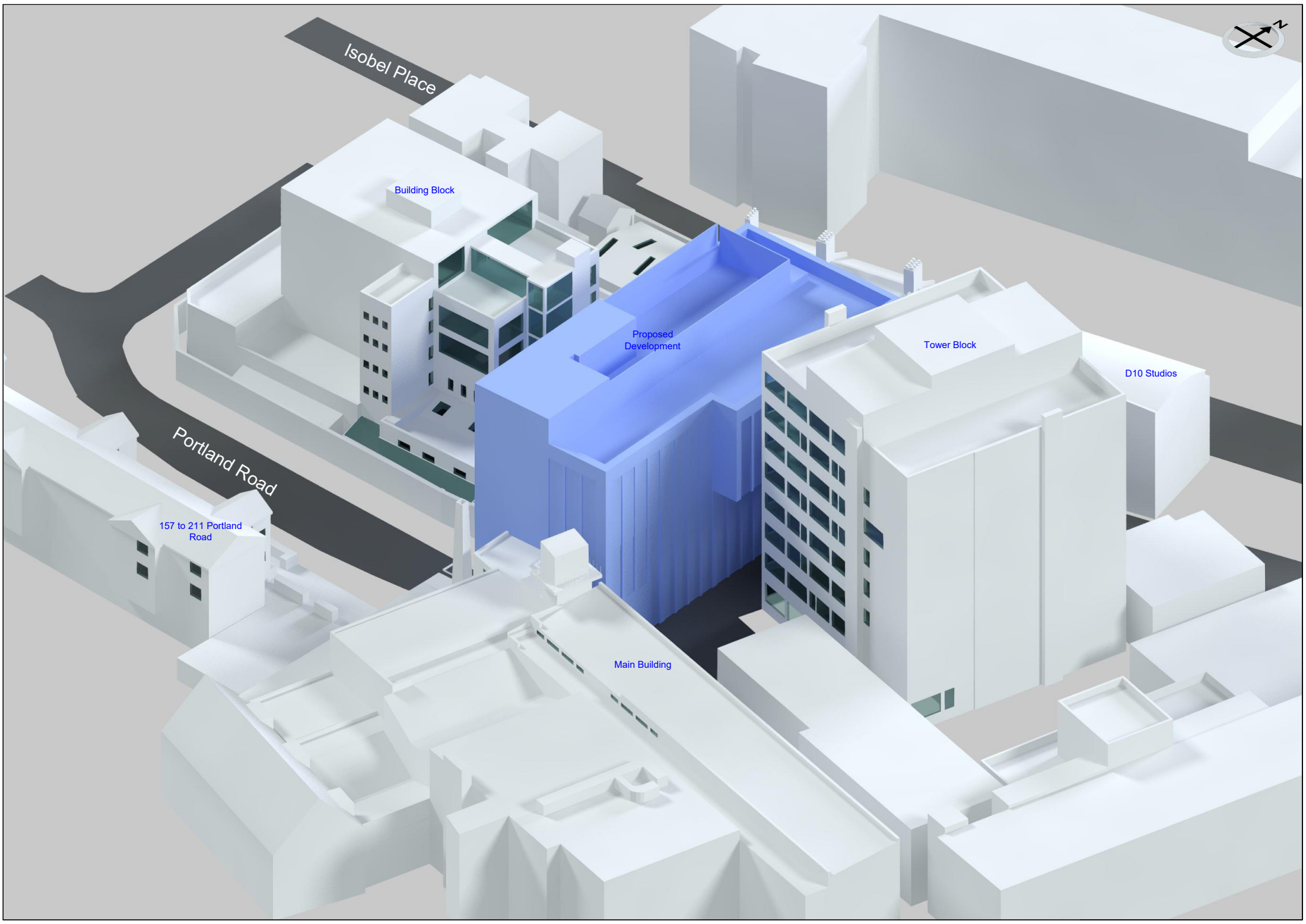
Tower Block

D10 Studios

Portland Road

157 to 211 Portland Road

Main Building





Tower Block

D10 Studios

Fireman Cottages

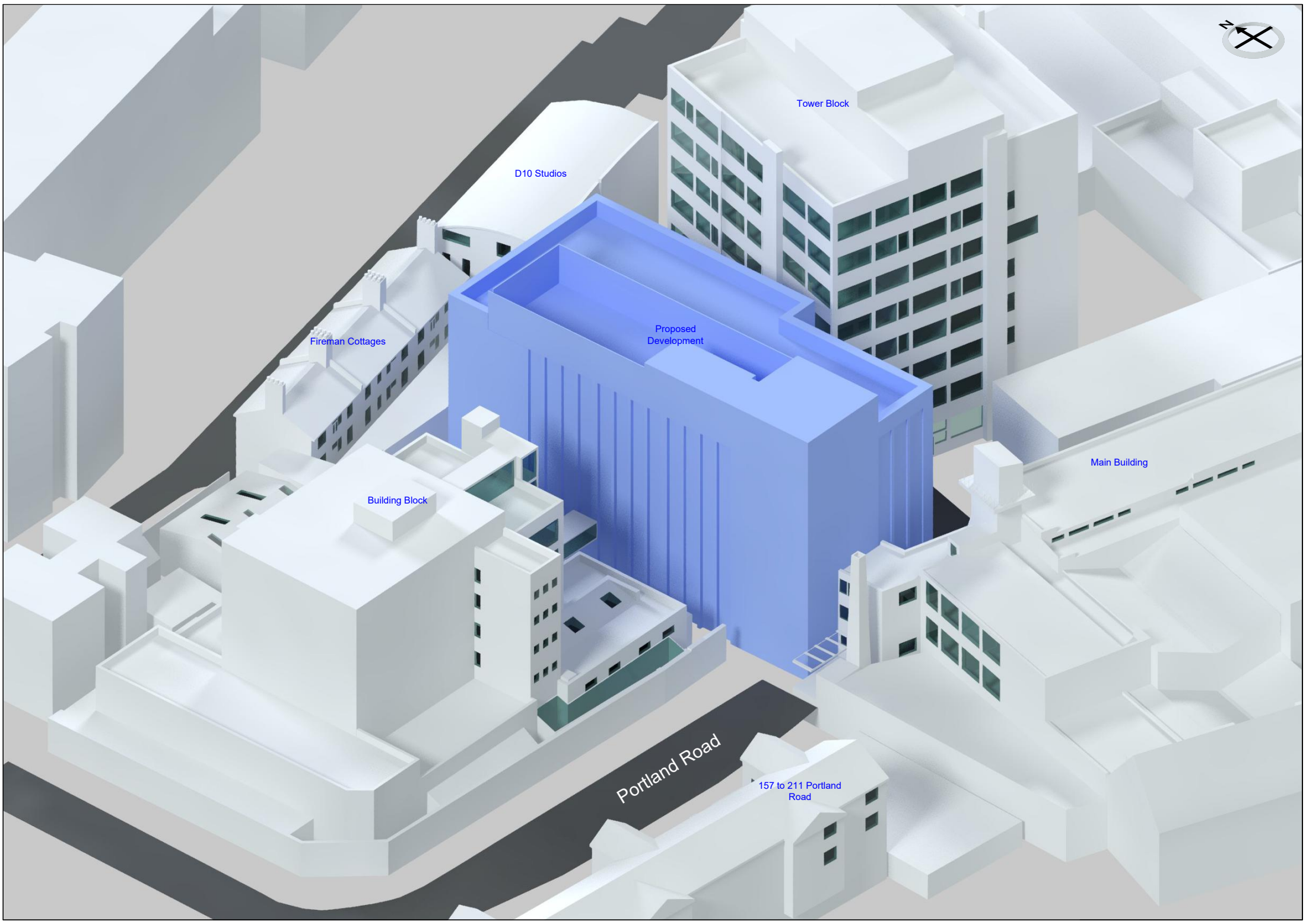
Proposed Development

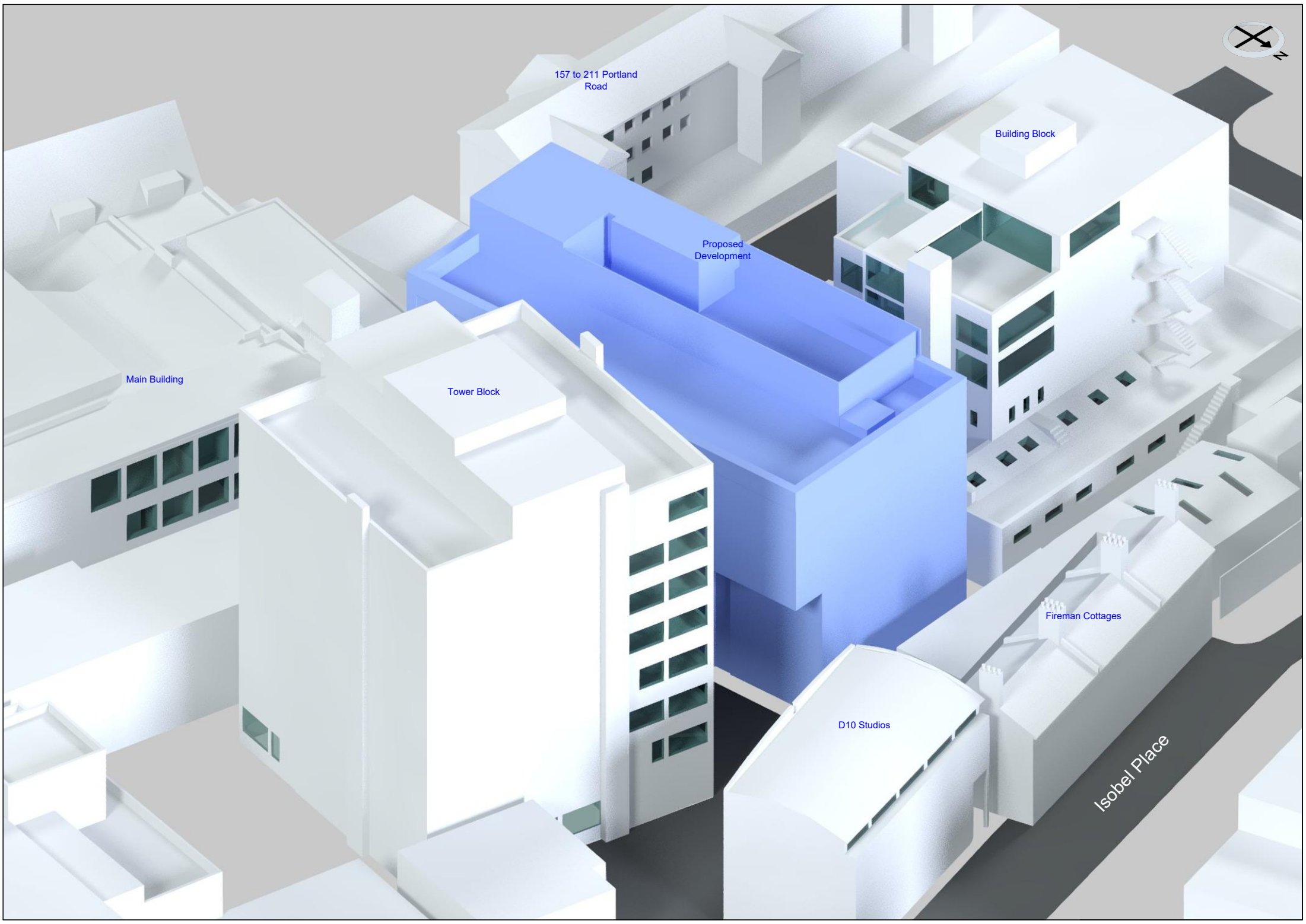
Building Block

Main Building

Portland Road

157 to 211 Portland Road





157 to 211 Portland
Road

Building Block

Proposed
Development

Main Building

Tower Block

Fireman Cottages

D10 Studios

Isobel Place



Tower Block

Main Building

Proposed Development

D10 Studios

Building Block

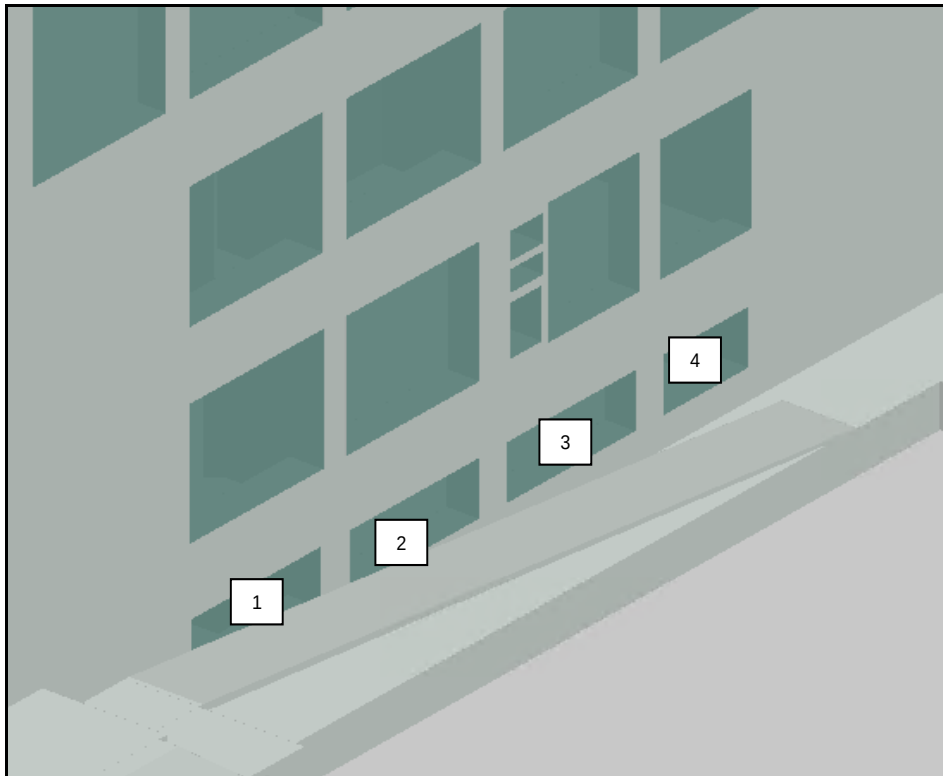
157 to 211 Portland Road

Fireman Cottages

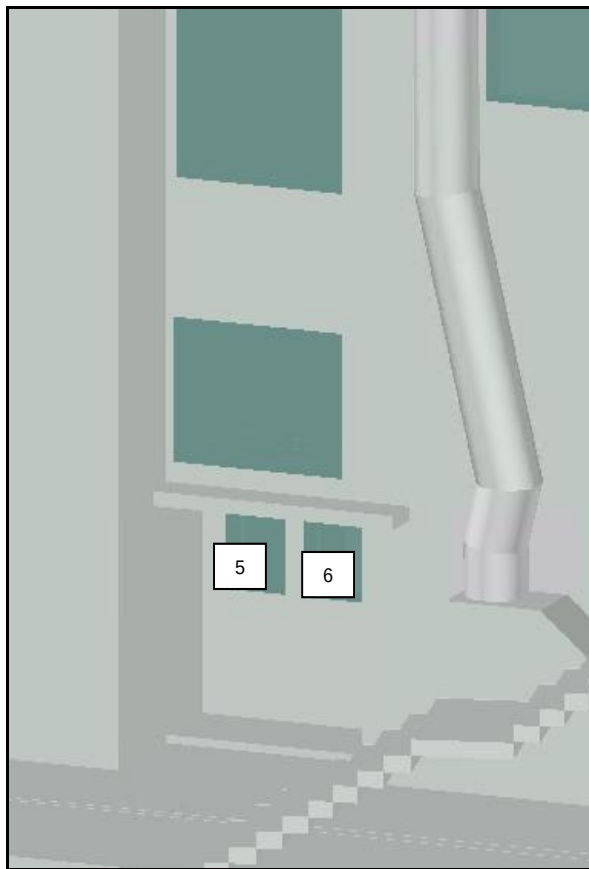
Isobel Place

Portland Road

Neighbouring Windows



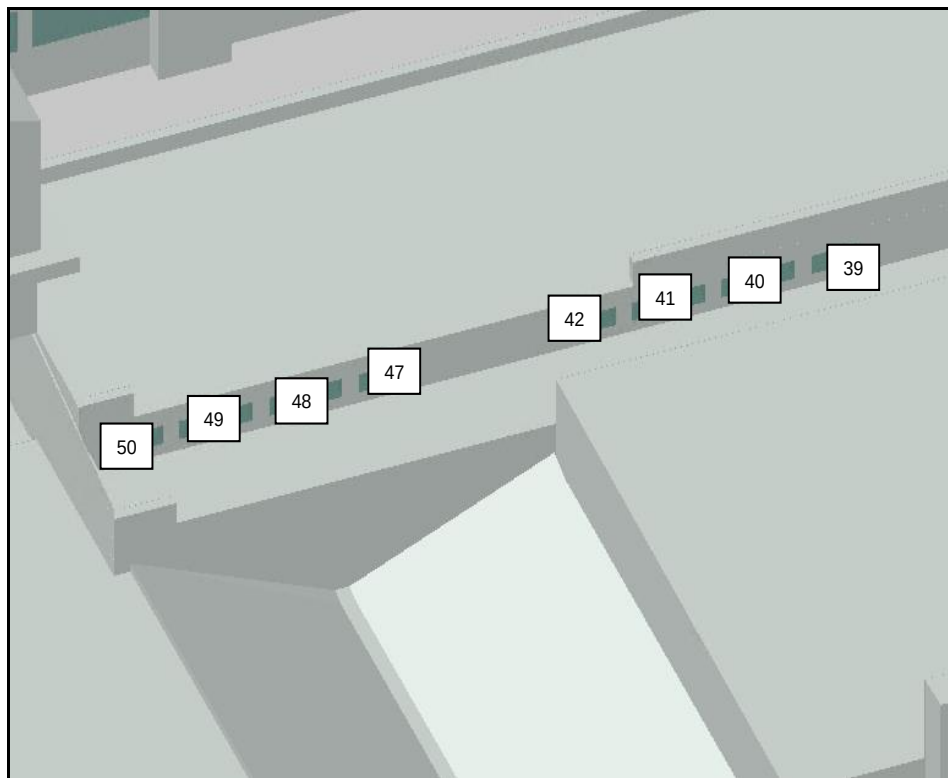
Main Building



Main Building



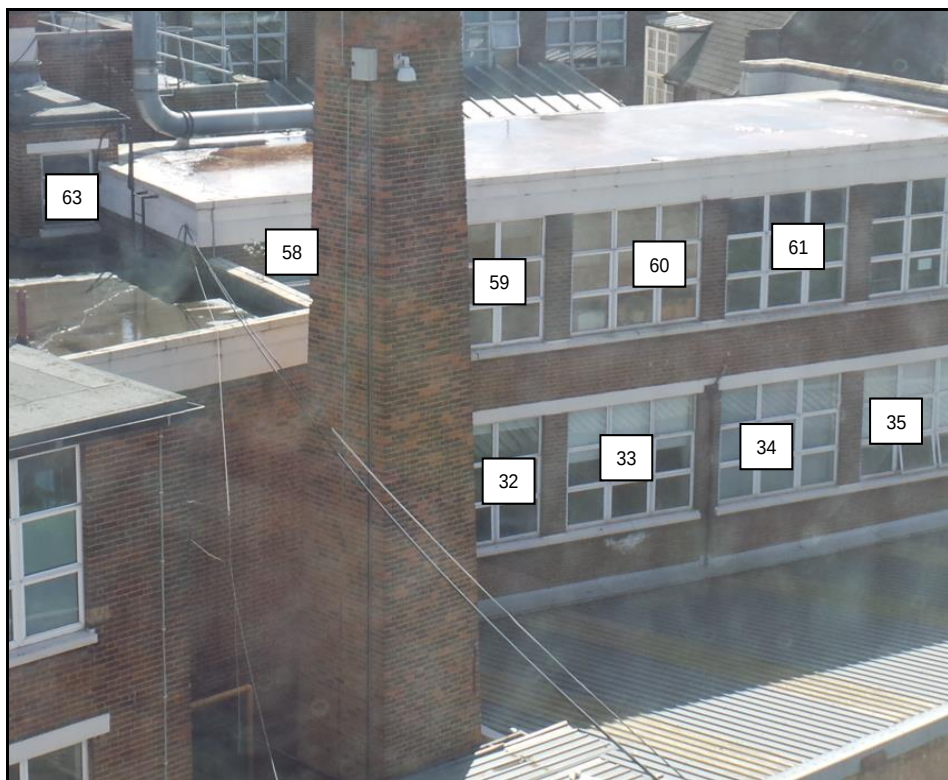
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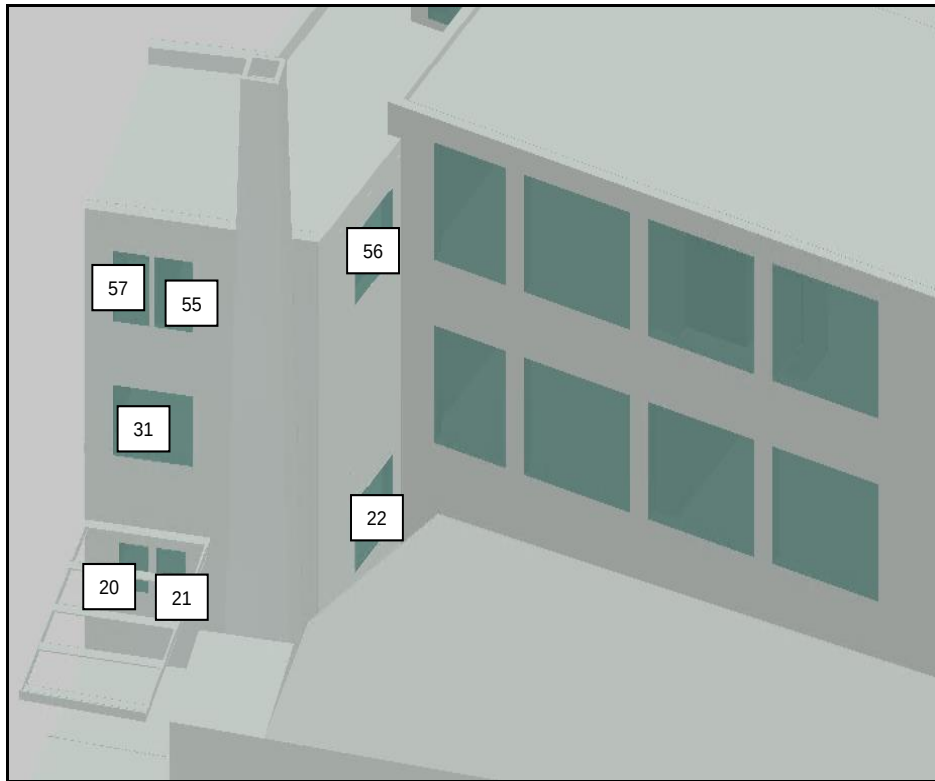
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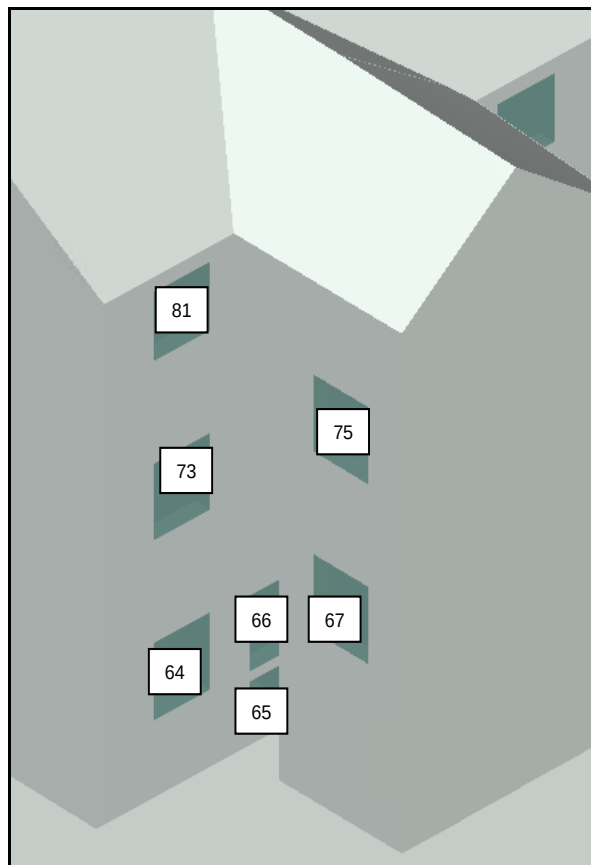
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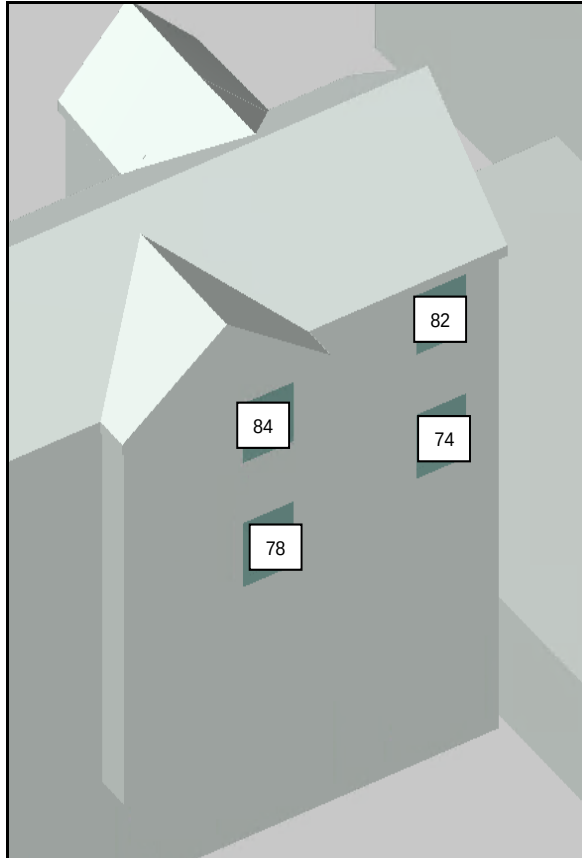
Main Building



Main Building



157 to 211 Portland Road



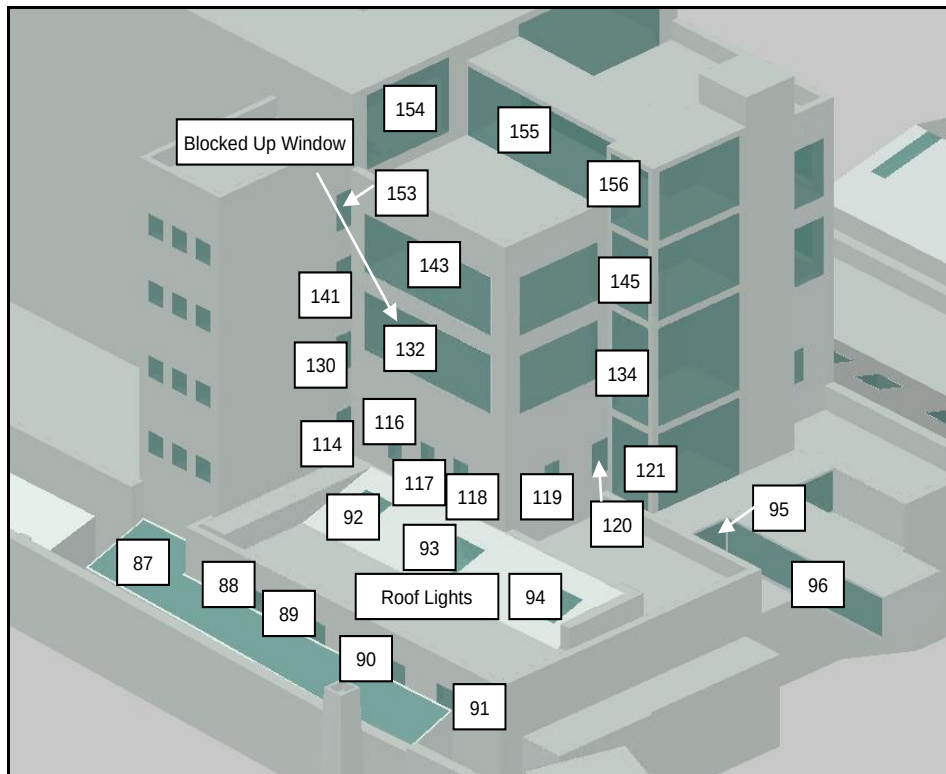
157 to 211 Portland Road



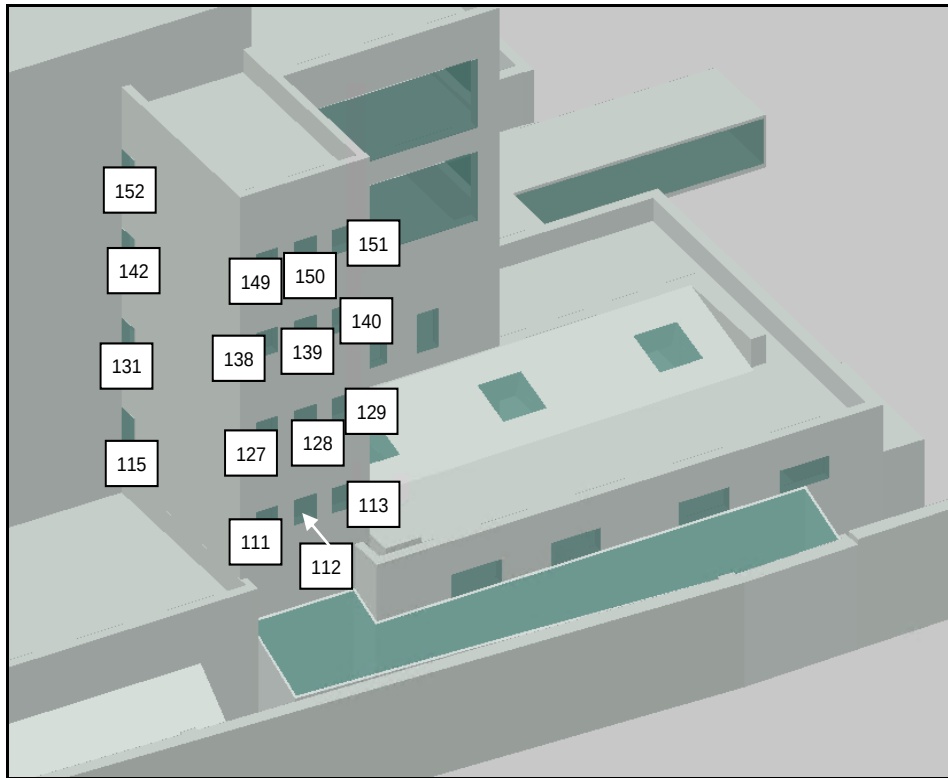
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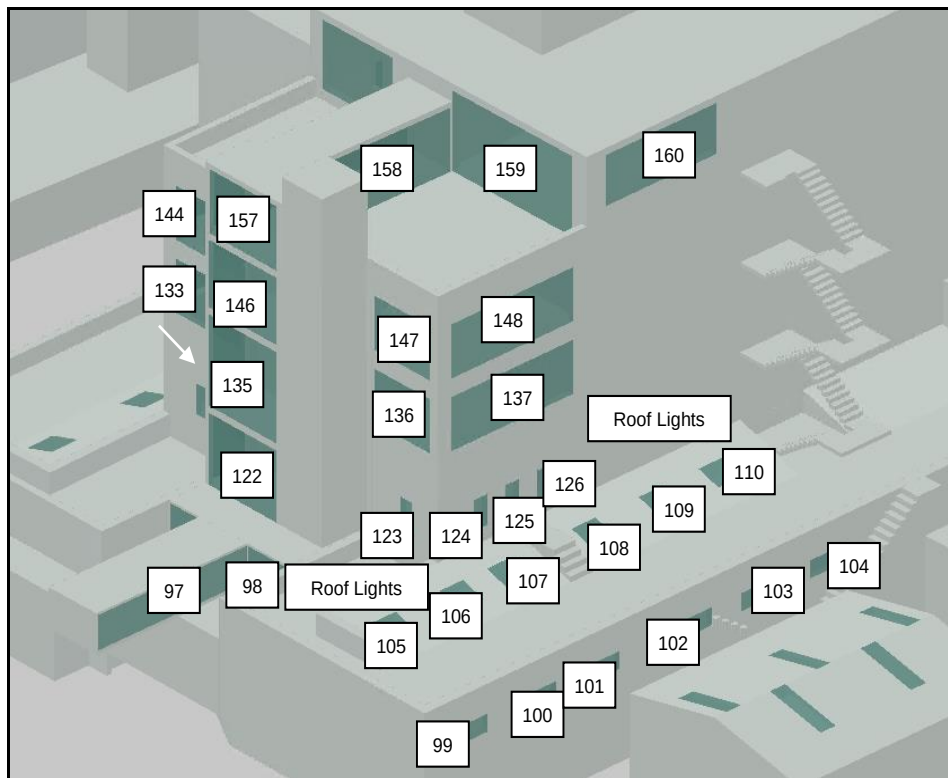
157 to 211 Portland Road



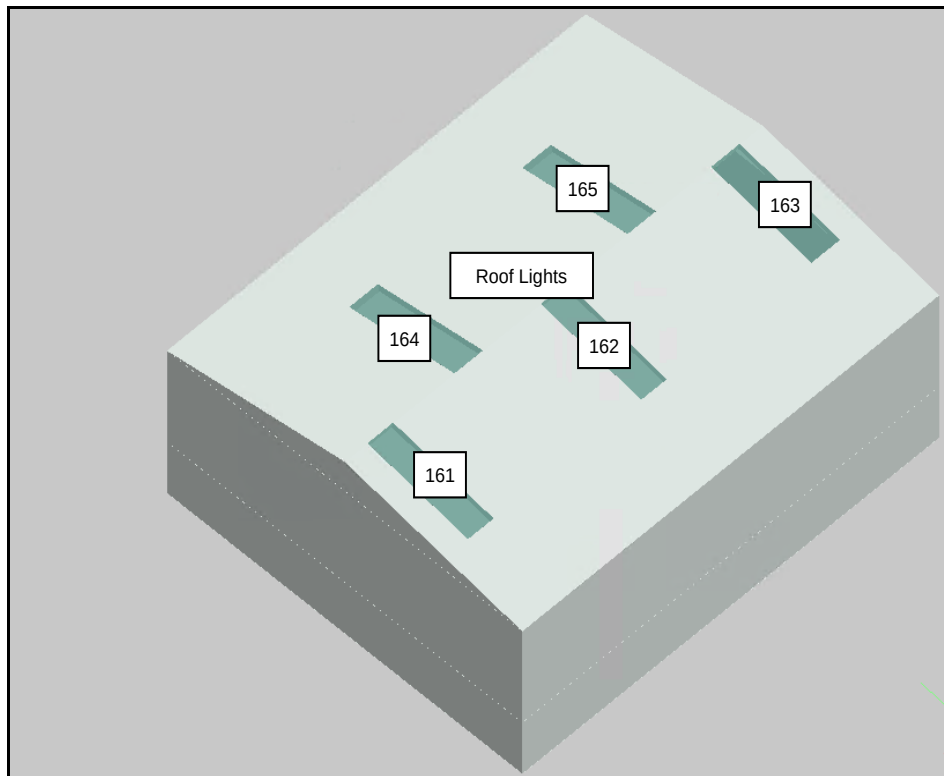
Building Block



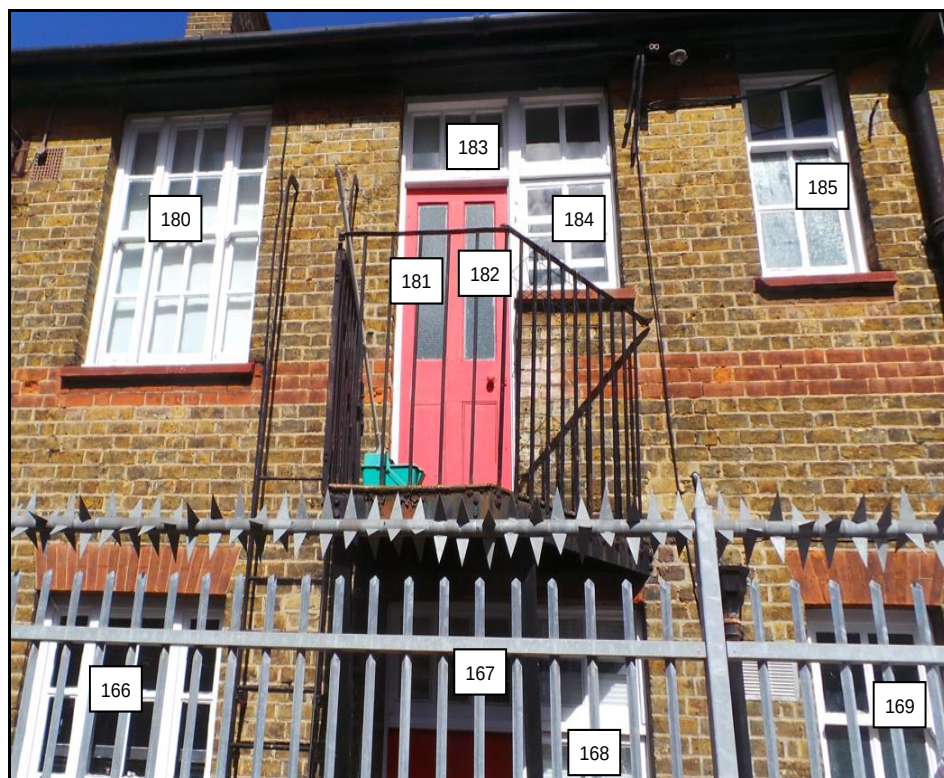
Building Block



Building Block



Fireman Cottages



Fireman Cottages



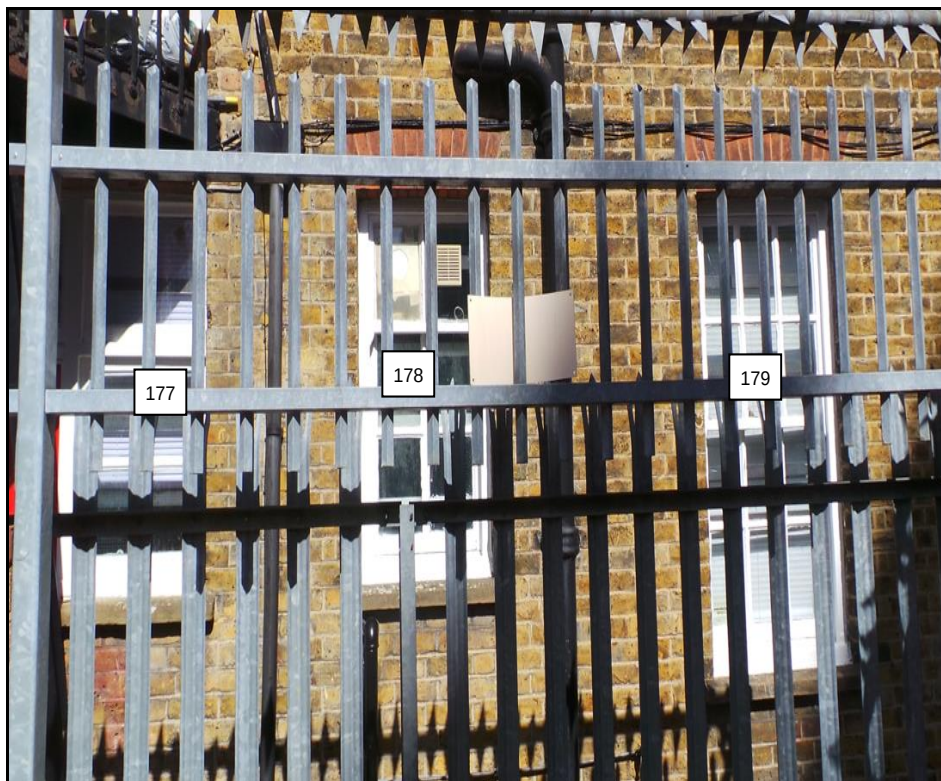
Fireman Cottages



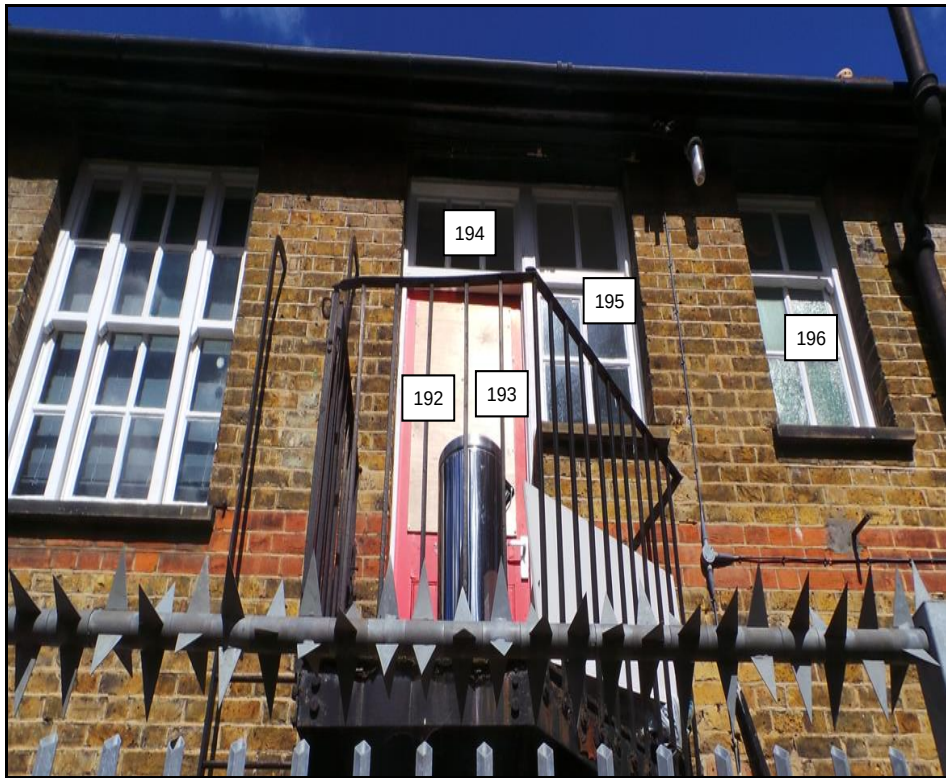
Fireman Cottages



Fireman Cottages



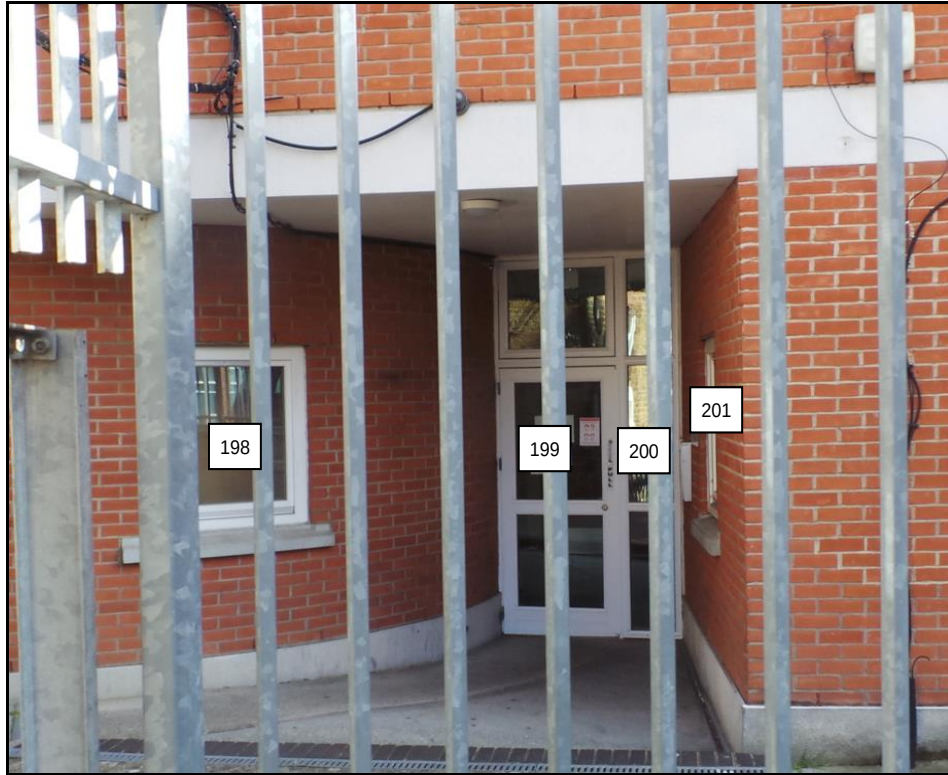
Fireman Cottages



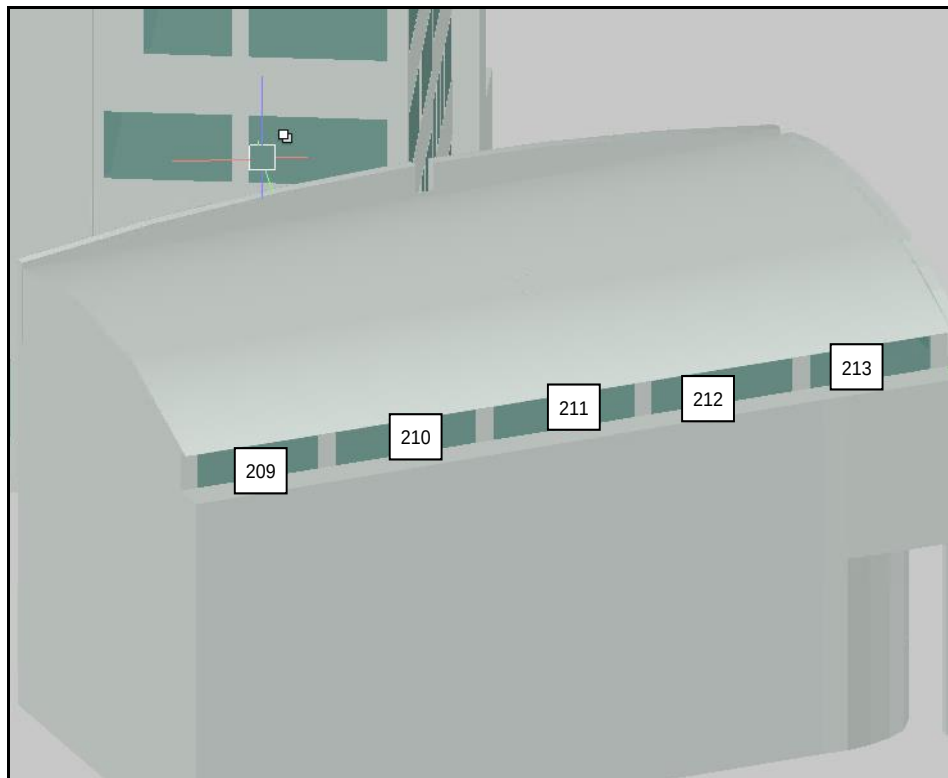
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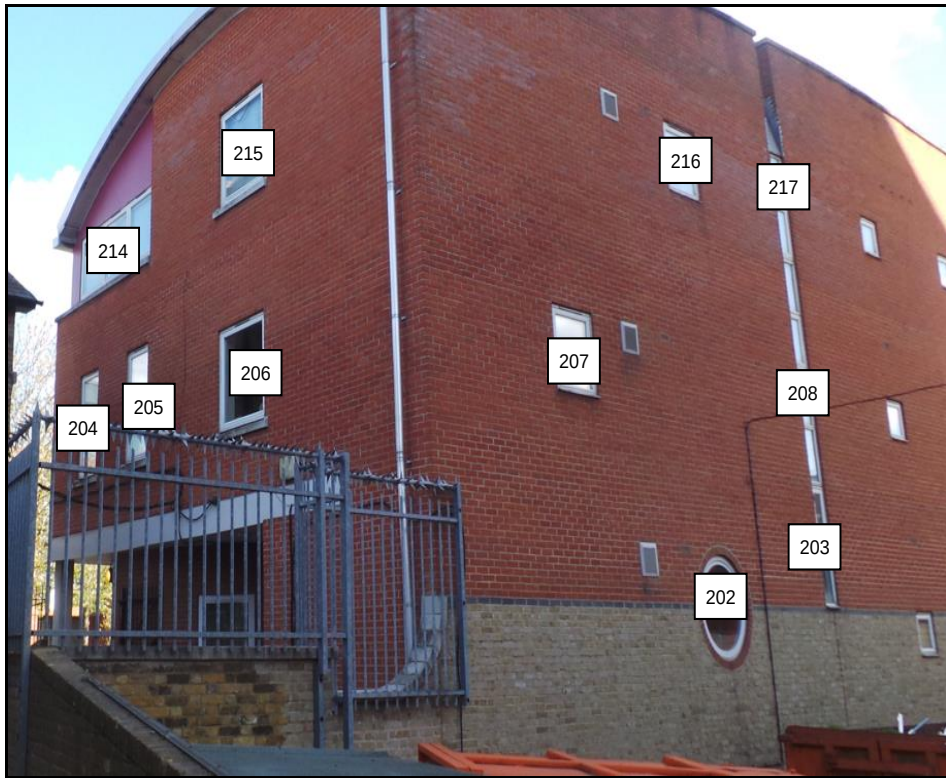
Fireman Cottages



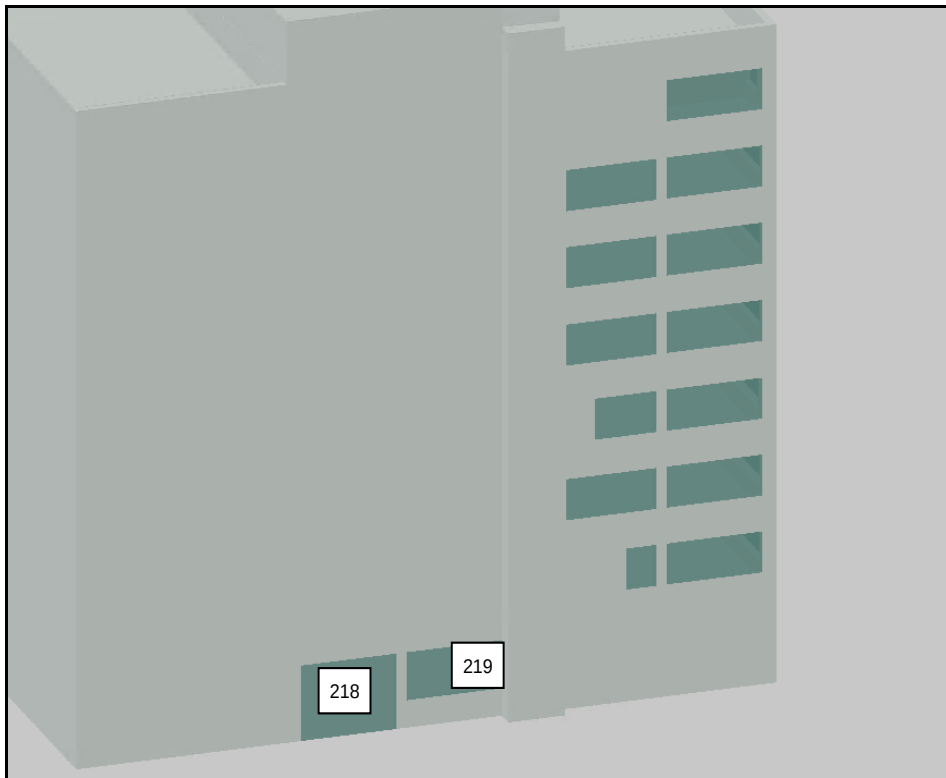
D10 Studios



D10 Studios



D10 Studios



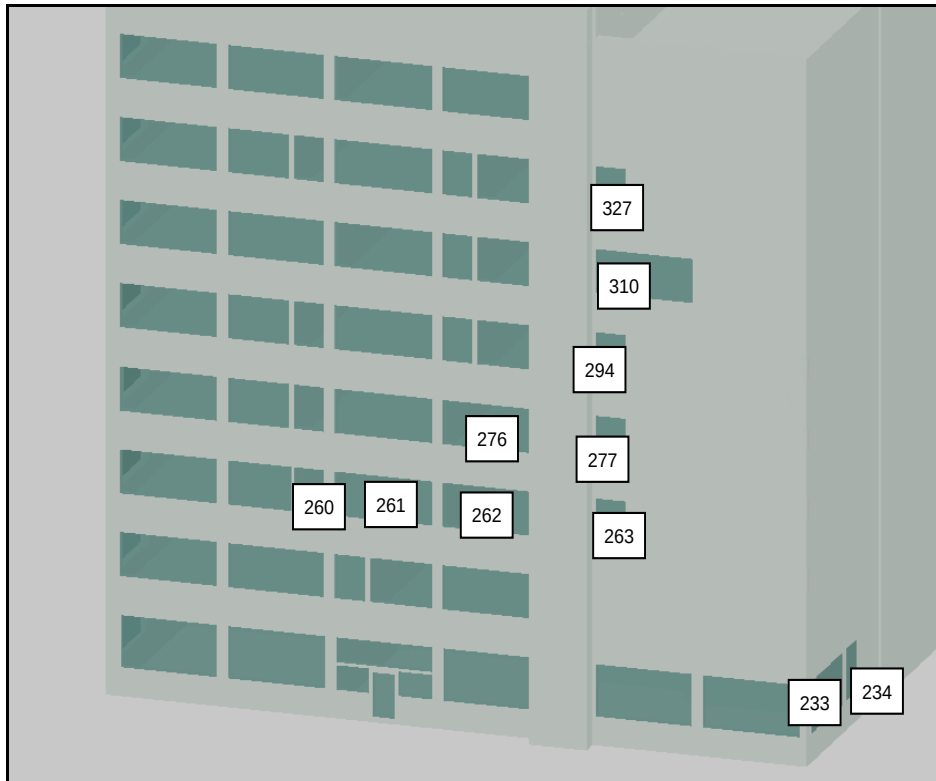
Tower Block



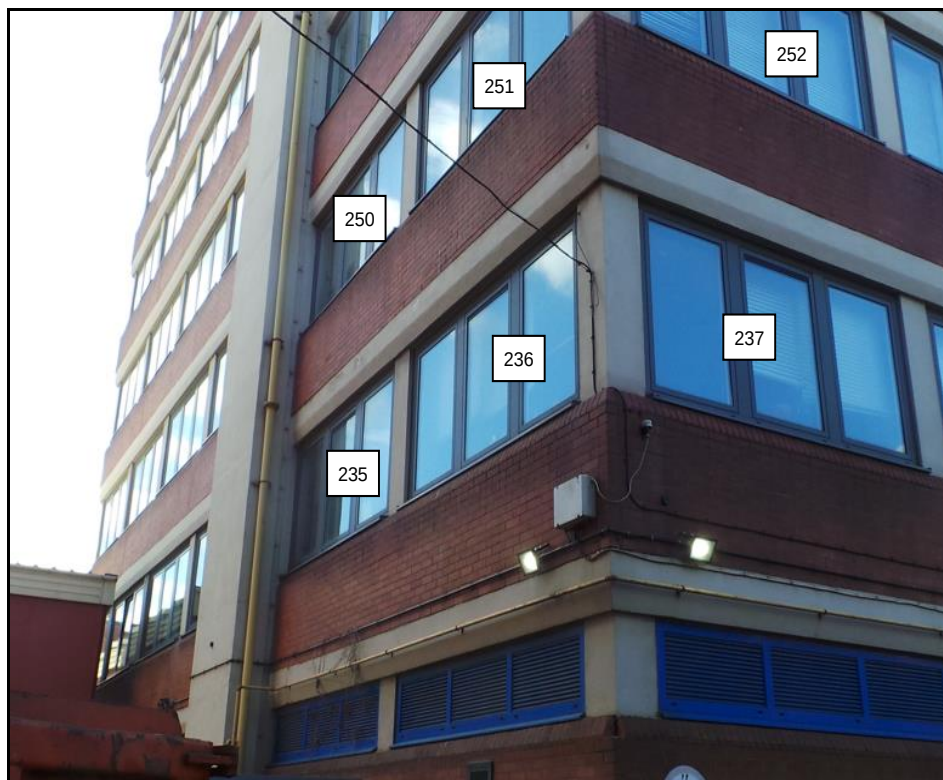
Tower Block



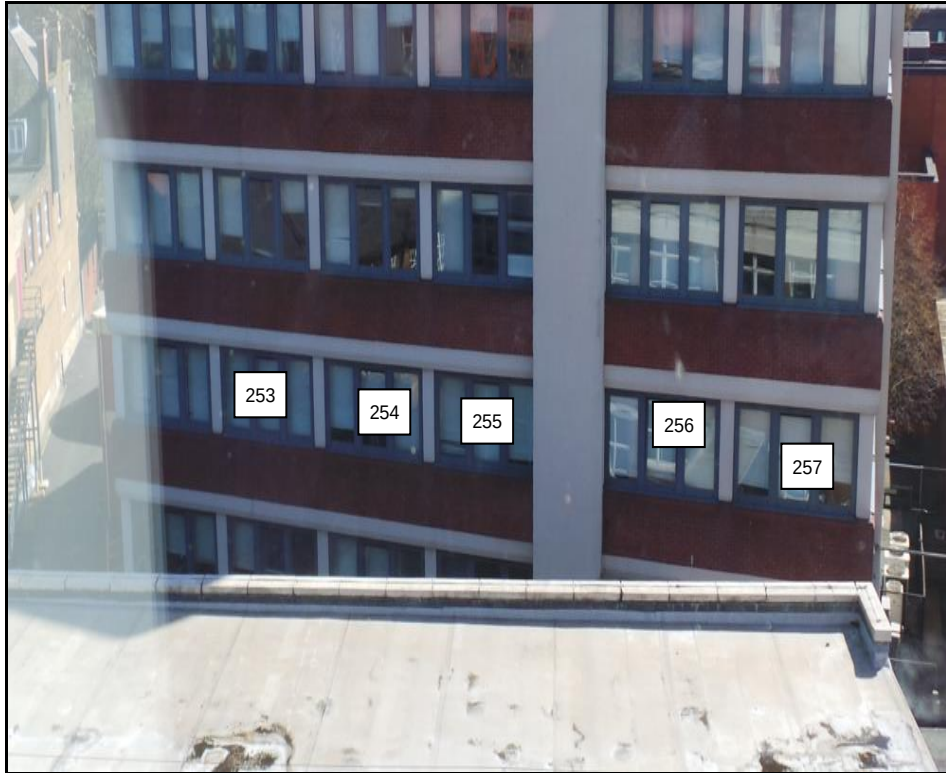
Tower Block



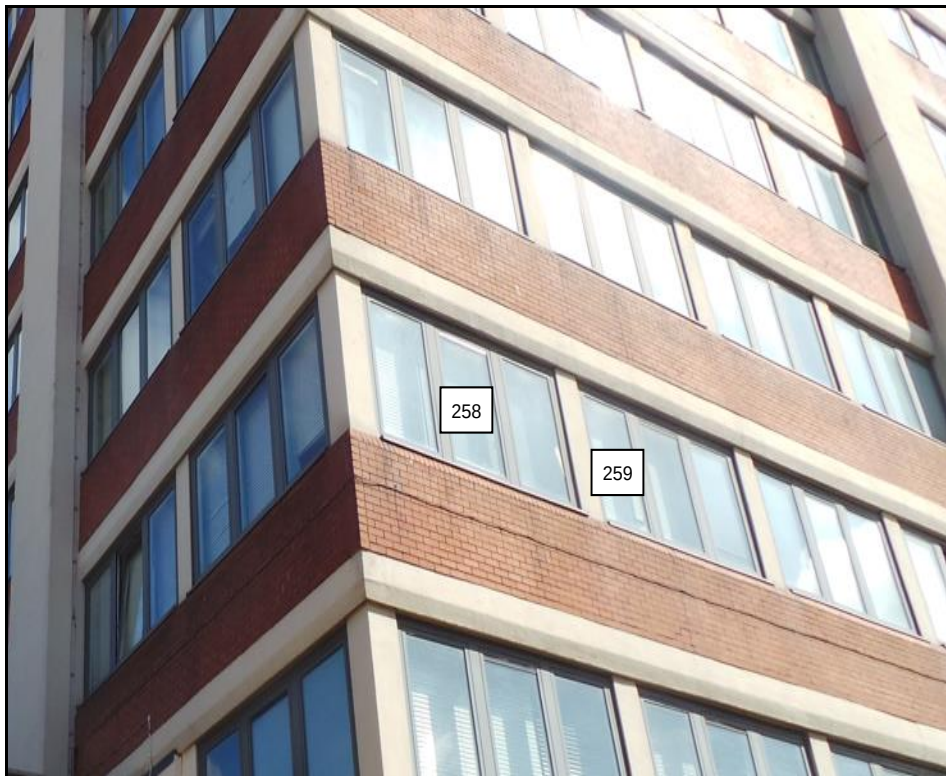
Tower Block



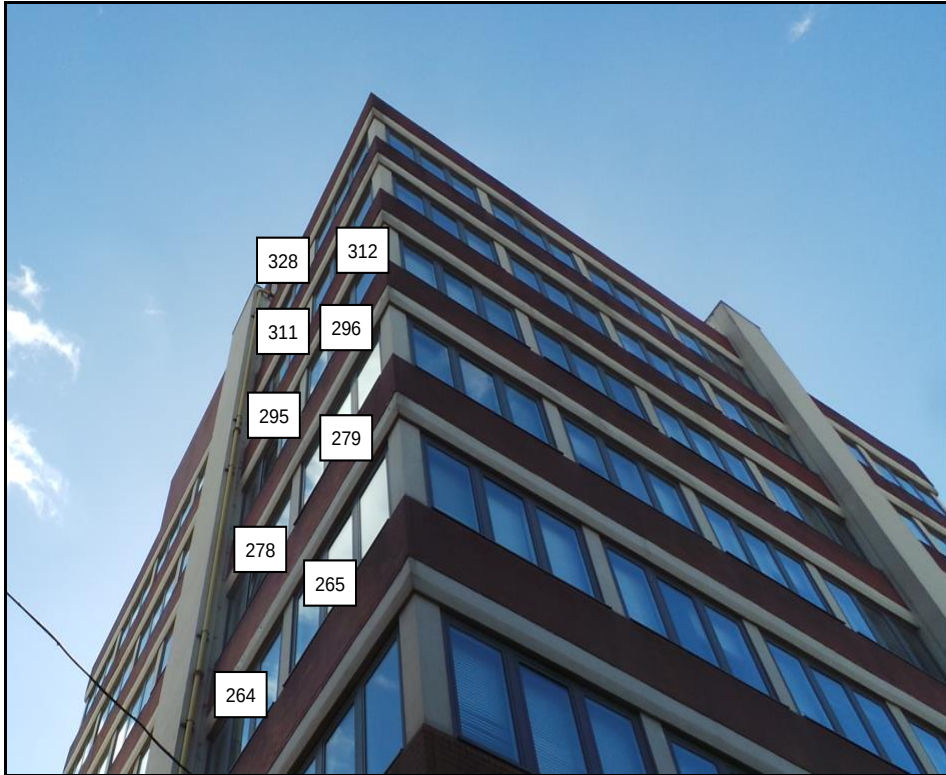
Tower Block



Tower Block



Tower Block



Tower Block



Tower Block



Tower Block

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Main Building</u>					
<u>Basement Floor</u>					
Window 1	Office	6.5%	5.6%	0.9%	0.86
Window 2	Print Room	8.7%	6.8%	1.9%	0.78
Window 3	Print Room	11.1%	7.7%	3.4%	0.69
Window 4 (Secondary)	Print Room	12.4%	7.6%	4.8%	0.61
Window 5	Circulation Space	1.2%	0.6%	0.6%	0.5
Window 6	Circulation Space	1.3%	0.6%	0.7%	0.46
Window 7	Circulation Space	14.0%	5.6%	8.4%	0.4
<u>Ground Floor</u>					
Window 8	Classroom	12.7%	10.8%	1.9%	0.85
Window 9	Classroom	13.7%	10.7%	3.0%	0.78
Window 10 (Secondary)	Classroom	13.5%	9.8%	3.7%	0.73
Window 11 (Secondary)	Classroom	14.4%	10.7%	3.7%	0.74
Window 12 (Secondary)	Classroom	15.1%	11.4%	3.7%	0.75
Window 13	Classroom	14.5%	10.3%	4.2%	0.71
Window 14	Classroom	15.1%	10.0%	5.1%	0.66
Window 15	Landing	16.4%	6.5%	9.9%	0.4
Window 16	Landing	20.0%	5.1%	14.9%	0.26
Window 17	Circulation Space	14.5%	3.4%	11.1%	0.23
Window 18	Circulation Space	13.7%	8.1%	5.6%	0.59
Window 19	Circulation Space	13.9%	7.7%	6.2%	0.55
Window 20	Circulation Space	14.9%	12.4%	2.5%	0.83
Window 21	Circulation Space	15.3%	13.6%	1.7%	0.89
Window 22	Circulation Space	20.8%	20.8%	0.0%	1.0
<u>First Floor</u>					
Window 23	Wet Classroom	19.2%	17.3%	1.9%	0.9
Window 24	Sun Bedroom	19.1%	16.2%	2.9%	0.85
Window 25	Practical Classroom	19.0%	15.2%	3.8%	0.8
Window 26	Practical Classroom	19.4%	14.2%	5.2%	0.73
Window 27	Practical Classroom	20.2%	13.3%	6.9%	0.66
Window 28	Practical Classroom	21.3%	12.8%	8.5%	0.6
Window 29	Circulation Space	17.0%	3.9%	13.1%	0.23
Window 30	Circulation Space	16.4%	9.5%	6.9%	0.58
Window 31	Circulation Space	22.6%	18.7%	3.9%	0.83
Window 32	Classroom	23.9%	23.6%	0.3%	0.99
Window 33	Classroom	30.1%	28.1%	2.0%	0.93
Window 34	Classroom	32.8%	31.1%	1.7%	0.95
Window 35	Classroom	33.8%	32.6%	1.2%	0.96
<u>Second Floor</u>					
Window 36	Laboratory	27.0%	25.8%	1.2%	0.96
Window 37	Laboratory	25.3%	23.6%	1.7%	0.93

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 38	Laboratory	24.0%	21.7%	2.3%	0.9
Window 39	Laboratory	32.9%	32.9%	0.0%	1.0
Window 40	Laboratory	33.2%	33.2%	0.0%	1.0
Window 41	Laboratory	33.5%	33.5%	0.0%	1.0
Window 42	Laboratory	34.1%	34.1%	0.0%	1.0
Window 43	Store	23.3%	20.0%	3.3%	0.86
Window 44	Laboratory	23.2%	18.7%	4.5%	0.81
Window 45	Laboratory	23.7%	17.5%	6.2%	0.74
Window 46	Laboratory	24.5%	16.4%	8.1%	0.67
Window 47	Laboratory	38.4%	38.4%	0.0%	1.0
Window 48	Laboratory	38.7%	38.7%	0.0%	1.0
Window 49	Laboratory	38.7%	38.7%	0.0%	1.0
Window 50	Laboratory	37.5%	37.5%	0.0%	1.0
Window 51	Circulation Space	17.7%	7.6%	10.1%	0.43
Window 52	Circulation Space	25.0%	7.1%	17.9%	0.28
Window 53	Circulation Space	22.1%	4.4%	17.7%	0.2
Window 54	Circulation Space	19.7%	12.1%	7.6%	0.61
Window 55	Circulation Space	27.7%	21.1%	6.6%	0.76
Window 56	Circulation Space	28.0%	28.0%	0.0%	1.0
Window 57	Store	25.8%	18.8%	7.0%	0.73
Window 58	Classroom	32.4%	27.0%	5.4%	0.83
Window 59	Classroom	35.1%	30.7%	4.4%	0.87
Window 60	Store	36.3%	33.5%	2.8%	0.92
Window 61	Learning Resource Base	36.8%	35.0%	1.8%	0.95
<u>Third Floor</u>					
Window 62	Non Domestic	2.4%	2.4%	0.0%	1.0
Window 63	Non Domestic	34.8%	23.0%	11.8%	0.66
<u>157 to 211 Portland Road</u>					
<u>Basement Floor</u>					
Window 65	Staircase	4.0%	2.9%	1.1%	0.73
Window 66	Staircase	4.1%	3.0%	1.1%	0.73
<u>Ground Floor</u>					
Window 64	Bedroom	16.9%	12.9%	4.0%	0.76
Window 67	Domestic	23.8%	20.6%	3.2%	0.87
Window 68	Domestic	21.4%	21.4%	0.0%	1.0
Window 69	Bedroom	18.4%	18.1%	0.3%	0.98
Window 70	Hallway	22.8%	20.7%	2.1%	0.91
Window 71	Hallway	23.8%	21.7%	2.1%	0.91
Window 72	Hallway	25.0%	22.7%	2.3%	0.91
<u>First Floor</u>					
Window 73	Reception Room	19.0%	15.3%	3.7%	0.81
Window 74	Reception Room	38.2%	38.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 75	Domestic	27.9%	24.8%	3.1%	0.89
Window 76	Domestic	26.9%	26.9%	0.0%	1.0
Window 77	Reception Room	20.6%	20.3%	0.3%	0.99
Window 78	Reception Room	39.1%	39.1%	0.0%	1.0
Window 79	Hallway	2.7%	2.7%	0.0%	1.0
Window 80	Bathroom/WC	0.7%	0.5%	0.2%	0.71
<u>Second Floor</u>					
Window 81	Reception Room	24.7%	20.8%	3.9%	0.84
Window 82	Reception Room	37.6%	37.6%	0.0%	1.0
Window 83	Reception Room	26.6%	25.7%	0.9%	0.97
Window 84	Reception Room	38.1%	38.1%	0.0%	1.0
Window 85	Hallway	2.9%	2.9%	0.0%	1.0
Window 86	Bathroom/WC	0.7%	0.5%	0.2%	0.71
<u>Building Block</u>					
<u>Ground Floor</u>					
Window 87	Fire Exit	62.2%	57.0%	5.2%	0.92
Window 88	Painting and Decorating Practical Workshop	34.5%	33.2%	1.3%	0.96
Window 89	Painting and Decorating Practical Workshop	34.4%	32.5%	1.9%	0.94
Window 90	Painting and Decorating Practical Workshop	33.6%	30.7%	2.9%	0.91
Window 91	Painting and Decorating Practical Workshop	32.0%	28.3%	3.7%	0.88
Window 92	Painting and Decorating Practical Workshop	38.7%	33.3%	5.4%	0.86
Window 93	Painting and Decorating Practical Workshop	59.8%	47.0%	12.8%	0.79
Window 94	Painting and Decorating Practical Workshop	72.8%	53.2%	19.6%	0.73
Window 95	Non Domestic	15.5%	3.5%	12.0%	0.23
Window 96	Non Domestic	21.7%	15.3%	6.4%	0.71
Window 97	Non Domestic	21.5%	17.0%	4.5%	0.79
Window 98	Non Domestic	16.9%	4.2%	12.7%	0.25
Window 99	Brickwork Practical Workshop	25.7%	25.8%	-0.1%	1.0
Window 100	Brickwork Practical Workshop	26.3%	26.3%	0.0%	1.0
Window 101	Brickwork Practical Workshop	26.7%	26.7%	0.0%	1.0
Window 102	Brickwork Practical Workshop	27.0%	27.0%	0.0%	1.0
Window 103	Brickwork Practical Workshop	26.6%	26.6%	0.0%	1.0
Window 104	Brickwork Practical Workshop	25.7%	25.7%	0.0%	1.0
Window 105	Brickwork Practical Workshop	73.9%	59.1%	14.8%	0.8
Window 106	Brickwork Practical Workshop	66.8%	56.3%	10.5%	0.84
Window 107	Brickwork Practical Workshop	57.8%	51.7%	6.1%	0.89
Window 108	Brickwork Practical Workshop	52.4%	50.3%	2.1%	0.96
Window 109	Brickwork Practical Workshop	49.9%	48.6%	1.3%	0.97
Window 110	Brickwork Practical Workshop	45.0%	44.1%	0.9%	0.98
<u>First Floor</u>					
Window 111	Bathroom/WC	37.6%	36.7%	0.9%	0.98
Window 112	Bathroom/WC	37.6%	36.6%	1.0%	0.97
Window 113	Bathroom/WC	37.6%	36.4%	1.2%	0.97

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 114	Circulation Space	17.9%	11.4%	6.5%	0.64
Window 115	Circulation Space	19.9%	19.9%	0.0%	1.0
Window 116	Laboratory	25.0%	21.9%	3.1%	0.88
Window 117	Laboratory	28.7%	25.1%	3.6%	0.87
Window 118	Laboratory	31.3%	27.1%	4.2%	0.87
Window 119 (Secondary)	Laboratory	26.3%	9.6%	16.7%	0.37
Window 120 (Secondary)	Laboratory	19.6%	6.3%	13.3%	0.32
Window 121	Non Domestic	22.5%	15.7%	6.8%	0.7
Window 122	Non Domestic	27.9%	9.0%	18.9%	0.32
Window 123 (Secondary)	Electronics Laboratory	23.4%	11.2%	12.2%	0.48
Window 124	Electronics Laboratory	33.5%	32.2%	1.3%	0.96
Window 125	Electronics Laboratory	33.4%	32.4%	1.0%	0.97
Window 126	Electronics Laboratory	33.3%	32.6%	0.7%	0.98
<u>Second Floor</u>					
Window 127	Office	39.4%	38.6%	0.8%	0.98
Window 128	Office	39.4%	38.4%	1.0%	0.97
Window 129	Office	39.4%	38.3%	1.1%	0.97
Window 130	Circulation Space	19.3%	13.0%	6.3%	0.67
Window 131	Circulation Space	20.7%	20.7%	0.0%	1.0
Window 132 (BW)	Network Laboratory	31.3%	28.0%	3.3%	0.89
Window 133	Network Laboratory	30.0%	13.1%	16.9%	0.44
Window 134	Non Domestic	25.6%	18.8%	6.8%	0.73
Window 135	Non Domestic	32.9%	11.8%	21.1%	0.36
Window 136 (Secondary)	Computer Main Laboratory	27.3%	14.4%	12.9%	0.53
Window 137	Computer Main Laboratory	37.0%	36.0%	1.0%	0.97
<u>Third Floor</u>					
Window 138	Bathroom/WC	39.6%	38.9%	0.7%	0.98
Window 139	Bathroom/WC	39.6%	38.8%	0.8%	0.98
Window 140	Bathroom/WC	39.5%	38.6%	0.9%	0.98
Window 141	Circulation Space	20.1%	15.0%	5.1%	0.75
Window 142	Circulation Space	20.9%	20.9%	0.0%	1.0
Window 143	Sound Engineering Laboratory	34.0%	31.4%	2.6%	0.92
Window 144 (Secondary)	Sound Engineering Laboratory	31.5%	17.9%	13.6%	0.57
Window 145	Non Domestic	28.1%	22.7%	5.4%	0.81
Window 146	Non Domestic	34.9%	17.5%	17.4%	0.5
Window 147 (Secondary)	Sound Engineering Laboratory	28.8%	18.7%	10.1%	0.65
Window 148	Sound Engineering Laboratory	38.5%	37.8%	0.7%	0.98
<u>Fourth Floor</u>					
Window 149	Office	39.6%	39.1%	0.5%	0.99
Window 150	Office	39.6%	39.0%	0.6%	0.98
Window 151	Office	39.6%	38.9%	0.7%	0.98
Window 152	Circulation Space	22.5%	18.4%	4.1%	0.82
Window 153	Circulation Space	21.3%	21.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 154	Circulation Space	35.2%	32.2%	3.0%	0.91
Window 155	Non Domestic	35.9%	33.9%	2.0%	0.94
Window 156	Non Domestic	38.9%	35.2%	3.7%	0.9
Window 157	Non Domestic	36.0%	24.2%	11.8%	0.67
Window 158	Non Domestic	34.2%	34.2%	0.0%	1.0
Window 159	Classroom	35.1%	32.9%	2.2%	0.94
Window 160	Classroom	39.6%	39.5%	0.1%	1.0
<u>Firemans Cottages</u>					
<u>Ground Floor</u>					
Window 161	Non Domestic	80.7%	79.0%	1.7%	0.98
Window 162	Non Domestic	82.3%	79.4%	2.9%	0.96
Window 163	Non Domestic	79.4%	75.8%	3.6%	0.95
Window 164	Non Domestic	83.0%	81.0%	2.0%	0.98
Window 165	Non Domestic	82.1%	79.2%	2.9%	0.96
Window 166	Non Domestic	15.1%	11.9%	3.2%	0.79
Window 167	Non Domestic	18.9%	13.9%	5.0%	0.74
Window 168	Non Domestic	16.9%	12.7%	4.2%	0.75
Window 169	Non Domestic	15.9%	11.9%	4.0%	0.75
Window 170	Non Domestic	15.6%	11.1%	4.5%	0.71
Window 171	Non Domestic	16.3%	10.8%	5.5%	0.66
Window 172	Non Domestic	16.2%	10.3%	5.9%	0.64
Window 173	Non Domestic	18.3%	10.5%	7.8%	0.57
Window 174	Non Domestic	14.6%	9.5%	5.1%	0.65
Window 175	Non Domestic	13.7%	8.9%	4.8%	0.65
Window 176	Non Domestic	16.9%	8.9%	8.0%	0.53
Window 177	Non Domestic	17.0%	8.5%	8.5%	0.5
Window 178	Non Domestic	17.5%	8.1%	9.4%	0.46
Window 179	Non Domestic	16.9%	7.5%	9.4%	0.44
<u>First Floor</u>					
Window 180	Non Domestic	23.3%	16.2%	7.1%	0.7
Window 181	Non Domestic	24.3%	17.1%	7.2%	0.7
Window 182	Non Domestic	24.3%	17.0%	7.3%	0.7
Window 183	Non Domestic	13.9%	7.4%	6.5%	0.53
Window 184	Non Domestic	22.2%	14.7%	7.5%	0.66
Window 185	Non Domestic	23.1%	15.5%	7.6%	0.67
Window 186	Non Domestic	22.4%	13.7%	8.7%	0.61
Window 187	Non Domestic	20.4%	10.4%	10.0%	0.51
Window 188	Non Domestic	19.9%	9.2%	10.7%	0.46
Window 189	Non Domestic	11.9%	1.9%	10.0%	0.16
Window 190	Non Domestic	20.6%	9.3%	11.3%	0.45
Window 191	Non Domestic	20.3%	8.6%	11.7%	0.42
Window 192	Non Domestic	20.8%	9.4%	11.4%	0.45
Window 193	Non Domestic	20.6%	9.3%	11.3%	0.45
Window 194	Non Domestic	11.2%	0.6%	10.6%	0.05

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 195	Non Domestic	18.5%	7.2%	11.3%	0.39
Window 196	Non Domestic	17.8%	7.0%	10.8%	0.39
Window 197	Non Domestic	17.4%	7.4%	10.0%	0.43
<u>D10 Studios</u>					
<u>Ground Floor</u>					
Window 198	Non Domestic	10.5%	4.3%	6.2%	0.41
Window 199	Non Domestic	1.3%	1.2%	0.1%	0.92
Window 200	Non Domestic	1.1%	1.1%	0.0%	1.0
Window 201	Non Domestic	1.3%	1.3%	0.0%	1.0
Window 202	Non Domestic	16.5%	10.5%	6.0%	0.64
Window 203	Non Domestic	16.6%	11.7%	4.9%	0.7
<u>First Floor</u>					
Window 204	Non Domestic	11.0%	8.7%	2.3%	0.79
Window 205	Non Domestic	20.5%	15.3%	5.2%	0.75
Window 206	Non Domestic	31.4%	24.2%	7.2%	0.77
Window 207	Non Domestic	19.0%	11.0%	8.0%	0.58
Window 208	Non Domestic	17.8%	13.1%	4.7%	0.74
<u>Second Floor</u>					
Window 209	Non Domestic	29.9%	29.9%	0.0%	1.0
Window 210	Non Domestic	29.4%	29.4%	0.0%	1.0
Window 211	Non Domestic	28.8%	28.8%	0.0%	1.0
Window 212	Non Domestic	28.2%	28.2%	0.0%	1.0
Window 213	Non Domestic	27.6%	27.6%	0.0%	1.0
Window 214	Non Domestic	28.2%	23.6%	4.6%	0.84
Window 215	Non Domestic	34.9%	27.7%	7.2%	0.79
Window 216	Non Domestic	19.9%	14.1%	5.8%	0.71
Window 217	Non Domestic	19.4%	15.1%	4.3%	0.78
<u>Tower Block</u>					
<u>Ground Floor</u>					
Window 218	Photography Classroom	17.1%	17.1%	0.0%	1.0
Window 219	Photography Classroom	23.4%	23.4%	0.0%	1.0
Window 220	Photography Classroom	23.9%	10.4%	13.5%	0.44
Window 221	Fire Exit	24.9%	8.1%	16.8%	0.33
Window 222	Switch Room	21.0%	4.7%	16.3%	0.22
Window 223 (Secondary)	Practical Workshop	16.1%	2.2%	13.9%	0.14
Window 224	Practical Workshop	24.0%	15.2%	8.8%	0.63
Window 225	Practical Workshop	23.3%	16.7%	6.6%	0.72
Window 226	Practical Workshop	20.7%	15.6%	5.1%	0.75
Window 227	Practical Workshop	18.9%	14.3%	4.6%	0.76
Window 228	Practical Workshop	22.0%	17.1%	4.9%	0.78
Window 229	Practical Workshop	18.7%	14.5%	4.2%	0.78
Window 230	Practical Workshop	15.8%	12.4%	3.4%	0.78
Window 231	Practical Workshop	8.3%	7.2%	1.1%	0.87

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 232	Practical Workshop	8.2%	7.6%	0.6%	0.93
Window 233	Practical Workshop	24.1%	24.1%	0.0%	1.0
Window 234	Practical Workshop	25.9%	25.9%	0.0%	1.0
<u>First Floor</u>					
Window 235	Staff Room	26.7%	26.7%	0.0%	1.0
Window 236	Staff Room	24.4%	24.4%	0.0%	1.0
Window 237	Staff Room	29.3%	17.2%	12.1%	0.59
Window 238	Staff Room	30.2%	14.1%	16.1%	0.47
Window 239	Staff Room	30.3%	11.9%	18.4%	0.39
Window 240	Office	30.1%	9.3%	20.8%	0.31
Window 241	Office	29.9%	7.8%	22.1%	0.26
Window 242	Office	29.5%	6.7%	22.8%	0.23
Window 243	Office	27.4%	5.4%	22.0%	0.2
Window 244	Staff Room	29.1%	2.8%	26.3%	0.1
Window 245	Staff Room	30.8%	19.8%	11.0%	0.64
Window 246	Staff Room	30.5%	22.8%	7.7%	0.75
Window 247	Staff Room	29.7%	23.9%	5.8%	0.8
Window 248	Practical Classroom	28.7%	23.8%	4.9%	0.83
Window 249	Practical Classroom	24.6%	21.2%	3.4%	0.86
<u>Second Floor</u>					
Window 250	Computer Classroom	33.3%	33.3%	0.0%	1.0
Window 251	Computer Classroom	31.9%	31.9%	0.0%	1.0
Window 252	Computer Classroom	34.4%	21.5%	12.9%	0.63
Window 253	Computer Classroom	34.9%	15.3%	19.6%	0.44
Window 254	Office	34.8%	10.7%	24.1%	0.31
Window 255	Office	33.7%	7.4%	26.3%	0.22
Window 256	Classroom	33.9%	3.8%	30.1%	0.11
Window 257	Classroom	35.0%	3.8%	31.2%	0.11
Window 258	Classroom	36.3%	24.2%	12.1%	0.67
Window 259	Classroom	36.1%	27.6%	8.5%	0.76
Window 260	Classroom	36.0%	29.0%	7.0%	0.81
Window 261	Classroom	35.9%	30.7%	5.2%	0.86
Window 262	Classroom	34.6%	31.2%	3.4%	0.9
Window 263	Classroom	30.4%	30.4%	0.0%	1.0
<u>Third Floor</u>					
Window 264	Bookable Classroom	38.1%	38.1%	0.0%	1.0
Window 265	Bookable Classroom	38.4%	38.4%	0.0%	1.0
Window 266	Bookable Classroom	37.6%	25.9%	11.7%	0.69
Window 267	Bookable Classroom	37.6%	19.3%	18.3%	0.51
Window 268	Staff Room	37.5%	14.5%	23.0%	0.39
Window 269	Staff Room	36.3%	10.6%	25.7%	0.29
Window 270	Bookable Room	36.2%	6.2%	30.0%	0.17
Window 271	Bookable Room	37.4%	5.7%	31.7%	0.15

Appendix 2 - Vertical Sky Component
Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 272	Bookable Room	39.0%	28.4%	10.6%	0.73
Window 273	Bookable Room	39.0%	31.9%	7.1%	0.82
Window 274	Bookable Room	39.0%	33.4%	5.6%	0.86
Window 275	Bookable Room	38.9%	34.9%	4.0%	0.9
Window 276	Bookable Room	37.8%	35.2%	2.6%	0.93
Window 277	Bookable Room	33.6%	33.6%	0.0%	1.0
<u>Fourth Floor</u>					
Window 278	Computer Classroom	38.6%	38.6%	0.0%	1.0
Window 279	Computer Classroom	39.3%	39.3%	0.0%	1.0
Window 280	Computer Classroom	38.8%	30.9%	7.9%	0.8
Window 281	Computer Classroom	38.8%	26.6%	12.2%	0.69
Window 282	Staff Room	38.8%	24.4%	14.4%	0.63
Window 283	Staff Room	38.6%	21.8%	16.8%	0.56
Window 284	Staff Room	38.0%	18.4%	19.6%	0.48
Window 285	Office	31.3%	14.2%	17.1%	0.45
Window 286	Classroom	37.4%	12.2%	25.2%	0.33
Window 287	Classroom	38.6%	10.6%	28.0%	0.27
Window 288	Classroom	39.4%	32.2%	7.2%	0.82
Window 289	Classroom	39.4%	35.0%	4.4%	0.89
Window 290	Classroom	39.4%	36.0%	3.4%	0.91
Window 291	Classroom	39.3%	36.9%	2.4%	0.94
Window 292	Classroom	39.0%	37.2%	1.8%	0.95
Window 293	Classroom	36.5%	35.0%	1.5%	0.96
Window 294	Classroom	33.9%	33.9%	0.0%	1.0
<u>Fifth Floor</u>					
Window 295	Classroom	38.8%	38.8%	0.0%	1.0
Window 296	Classroom	39.5%	39.5%	0.0%	1.0
Window 297	Classroom	39.5%	36.8%	2.7%	0.93
Window 298	Classroom	39.5%	35.3%	4.2%	0.89
Window 299	Staff Room	39.5%	34.5%	5.0%	0.87
Window 300	Staff Room	39.3%	33.4%	5.9%	0.85
Window 301	Staff Room	38.7%	31.5%	7.2%	0.81
Window 302	Office	32.0%	25.5%	6.5%	0.8
Window 303	Computer Classroom	38.2%	27.6%	10.6%	0.72
Window 304	Computer Classroom	39.4%	25.8%	13.6%	0.65
Window 305	Computer Classroom	39.6%	36.7%	2.9%	0.93
Window 306	Computer Classroom	39.6%	37.8%	1.8%	0.95
Window 307	Classroom	39.5%	38.3%	1.2%	0.97
Window 308	Classroom	39.1%	38.2%	0.9%	0.98
Window 309	Learning Resource Base	36.6%	35.8%	0.8%	0.98
Window 310	Learning Resource Base	38.5%	38.2%	0.3%	0.99

Appendix 2 - Vertical Sky Component

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Sixth Floor</u>					
Window 311	Classroom	38.8%	38.8%	0.0%	1.0
Window 312	Classroom	39.5%	39.5%	0.0%	1.0
Window 313	Classroom	39.6%	39.3%	0.3%	0.99
Window 314	Classroom	39.6%	39.2%	0.4%	0.99
Window 315	Office	39.6%	39.1%	0.5%	0.99
Window 316	Office	39.5%	38.9%	0.6%	0.98
Window 317	Office	38.9%	38.1%	0.8%	0.98
Window 318	Office	32.1%	31.6%	0.5%	0.98
Window 319	Classroom	38.3%	37.3%	1.0%	0.97
Window 320	Classroom	39.5%	38.3%	1.2%	0.97
Window 321	Classroom	39.6%	39.1%	0.5%	0.99
Window 322	Classroom	39.6%	39.2%	0.4%	0.99
Window 323	Classroom	39.6%	39.3%	0.3%	0.99
Window 324	Classroom	39.5%	39.3%	0.2%	0.99
Window 325	Classroom	39.1%	38.9%	0.2%	0.99
Window 326	Classroom	36.6%	36.4%	0.2%	0.99
Window 327	Classroom	33.9%	33.9%	0.0%	1.0
<u>Seventh Floor</u>					
Window 328	Office	39.6%	39.6%	0.0%	1.0
Window 329	Office	39.6%	39.6%	0.0%	1.0
Window 330	Office	39.6%	39.6%	0.0%	1.0
Window 331	Office	39.6%	39.6%	0.0%	1.0
Window 332	Office	39.5%	39.5%	0.0%	1.0
Window 333	Office	38.3%	38.3%	0.0%	1.0
Window 334	Computer Classroom	38.3%	38.3%	0.0%	1.0
Window 335	Computer Classroom	39.5%	39.5%	0.0%	1.0
Window 336	Computer Classroom	39.6%	39.6%	0.0%	1.0
Window 337	Computer Classroom	39.6%	39.6%	0.0%	1.0
Window 338	Computer Classroom	39.5%	39.5%	0.0%	1.0
Window 339	Computer Classroom	38.3%	38.3%	0.0%	1.0

Appendix 2 - Daylight Distribution

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Main Building</u>					
<u>Basement Floor</u>					
Window 1	Office	22%	18%	4%	0.82
Windows 2 to 4	Print Room	40%	21%	19%	0.53
Windows 5 to 7	Circulation Space	62%	60%	2%	0.97
Window 5 to 7	Staircase	0.0%	0.0%	0%	1.0
<u>Ground Floor</u>					
Windows 8 to 14	Classroom	75%	62%	13%	0.83
Windows 15 & 16	Landing	51%	51%	0%	1.0
Window 15 & 16	Staircase	83%	66%	17%	0.8
Windows 17 to 22	Circulation Space	92%	88%	4%	0.96
<u>First Floor</u>					
Window 23	Wet Classroom	58%	58%	0%	1.0
Window 24	Sun Bedroom	99%	99%	0%	1.0
Windows 25 to 28	Practical Classroom	99%	96%	3%	0.97
Windows 29 to 31	Circulation Space	88%	70%	18%	0.8
Window 29, 30, 55 & 56	Staircase	84%	75%	9%	0.89
Windows 32 & 33	Classroom	99%	99%	0%	1.0
Windows 34 & 35	Classroom	100%	100%	0%	1.0
<u>Second Floor</u>					
Windows 36 to 42	Laboratory	100%	100%	0%	1.0
Window 43	Store	100%	100%	0%	1.0
Windows 44 to 50	Laboratory	100%	100%	0%	1.0
Windows 51 to 56	Circulation Space	97%	83%	14%	0.86
Window 51, 52 & 63	Staircase	0.0%	0.0%	0%	1.0
Window 57	Store	99%	99%	0%	1.0
Windows 58 & 59	Classroom	99%	97%	2%	0.98
Window 60	Store	100%	100%	0%	1.0
Window 61	Learning Resource Base	87%	87%	0%	1.0
<u>Third Floor</u>					
Window 62	Non Domestic	65%	65%	0%	1.0
Window 63	Non Domestic	98%	95%	3%	0.97
<u>157 to 211 Portland Road</u>					
<u>Basement Floor</u>					
Window 65 & 66	Staircase	42%	42%	0%	1.0
<u>Ground Floor</u>					
Window 64	Bedroom	81%	81%	0%	1.0
Windows 65 & 66	Hallway	31%	30%	1%	0.97
Windows 67 & 68	Domestic	100%	100%	0%	1.0
Window 69	Bedroom	76%	76%	0%	1.0
Windows 70 to 72	Hallway	71%	71%	0%	1.0

Appendix 2 - Daylight Distribution

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Windows 73 & 74	Reception Room	99%	99%	0%	1.0
Windows 75 & 76	Domestic	100%	100%	0%	1.0
Windows 77 & 78	Reception Room	99%	99%	0%	1.0
Window 79	Hallway	76%	76%	0%	1.0
Window 80	Bathroom/WC	46%	46%	0%	1.0
<u>Second Floor</u>					
Windows 81 & 82	Reception Room	99%	99%	0%	1.0
Windows 83 & 84	Reception Room	99%	99%	0%	1.0
Window 85	Hallway	88%	88%	0%	1.0
Window 86	Bathroom/WC	58%	58%	0%	1.0
<u>Building Block</u>					
<u>Ground Floor</u>					
Window 87	Fire Exit	100%	100%	0%	1.0
Windows 88 to 94	Painting and Decorating Practical Workshop	90%	90%	0%	1.0
Window 95	Non Domestic	70%	17%	53%	0.24
Windows 96 & 97	Non Domestic	92%	88%	4%	0.96
Window 98	Non Domestic	64%	30%	34%	0.47
Windows 99 to 110	Brickwork Practical Workshop	92%	92%	0%	1.0
<u>First Floor</u>					
Window 111	Bathroom/WC	88%	88%	0%	1.0
Window 112	Bathroom/WC	88%	88%	0%	1.0
Window 113	Bathroom/WC	97%	97%	0%	1.0
Windows 114 & 115	Circulation Space	51%	51%	0%	1.0
Windows 116 to 120	Laboratory	96%	92%	4%	0.96
Windows 121 & 122	Non Domestic	100%	100%	0%	1.0
Windows 123 to 126	Electronics Laboratory	97%	96%	1%	0.99
<u>Second Floor</u>					
Windows 127 to 129	Office	98%	98%	0%	1.0
Windows 130 & 131	Circulation Space	59%	58%	1%	0.98
Windows 132 (BW) & 133	Network Laboratory	100%	99%	1%	0.99
Windows 134 & 135	Non Domestic	100%	100%	0%	1.0
Windows 136 & 137	Computer Main Laboratory	100%	99%	1%	0.99
<u>Third Floor</u>					
Windows 138 to 140	Bathroom/WC	89%	89%	0%	1.0
Windows 141 & 142	Circulation Space	21%	21%	0%	1.0
Windows 143 & 144	Sound Engineering Laboratory	100%	100%	0%	1.0
Windows 145 & 146	Non Domestic	100%	100%	0%	1.0
Windows 147 & 148	Sound Engineering Laboratory	100%	100%	0%	1.0

Appendix 2 - Daylight Distribution

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Fourth Floor</u>					
Windows 149 to 151	Office	92%	92%	0%	1.0
Windows 152 to 154	Circulation Space	97%	97%	0%	1.0
Windows 155 to 158	Non Domestic	100%	100%	0%	1.0
Windows 159 & 160	Classroom	100%	100%	0%	1.0
<u>Tower Block</u>					
<u>Ground Floor</u>					
Windows 218 to 220	Photography Classroom	78%	72%	6%	0.92
Window 221	Fire Exit	69%	20%	49%	0.29
Window 222	Switch Room	88%	32%	56%	0.36
Windows 223 to 225	Practical Workshop	99%	93%	6%	0.94
Windows 226 to 234	Practical Workshop	93%	92%	1%	0.99
<u>First Floor</u>					
Windows 235 to 239	Staff Room	92%	91%	1%	0.99
Window 240	Office	100%	60%	40%	0.6
Windows 241 & 242	Office	99%	46%	53%	0.46
Window 243	Office	98%	65%	33%	0.66
Windows 244 to 247	Staff Room	100%	100%	0%	1.0
Windows 248 & 249	Practical Classroom	95%	94%	1%	0.99
<u>Second Floor</u>					
Windows 250 to 253	Computer Classroom	100%	100%	0%	1.0
Windows 254 & 255	Office	99%	80%	19%	0.81
Windows 256 to 259	Classroom	100%	100%	0%	1.0
Windows 260 & 261	Classroom	99%	99%	0%	1.0
Windows 262 & 263	Classroom	99%	99%	0%	1.0
<u>Third Floor</u>					
Windows 264 to 267	Bookable Classroom	100%	100%	0%	1.0
Windows 268 & 269	Staff Room	100%	77%	23%	0.77
Windows 270 to 273	Bookable Room	100%	100%	0%	1.0
Windows 274 & 275	Bookable Room	100%	100%	0%	1.0
Windows 276 & 277	Bookable Room	99%	99%	0%	1.0
<u>Fourth Floor</u>					
Windows 278 to 281	Computer Classroom	100%	100%	0%	1.0
Windows 282 to 284	Staff Room	100%	85%	15%	0.85
Window 285	Office	95%	73%	22%	0.77
Windows 286 to 289	Classroom	100%	100%	0%	1.0
Windows 290 to 292	Classroom	99%	99%	0%	1.0
Windows 293 & 294	Classroom	99%	99%	0%	1.0
<u>Fifth Floor</u>					
Windows 295 to 298	Classroom	100%	100%	0%	1.0
Windows 299 to 301	Staff Room	100%	100%	0%	1.0

Appendix 2 - Daylight Distribution

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 302	Office	95%	95%	0%	1.0
Windows 303 to 306	Computer Classroom	100%	100%	0%	1.0
Windows 307 & 308	Classroom	100%	100%	0%	1.0
Windows 309 & 310	Learning Resource Base	100%	100%	0%	1.0
<u>Sixth Floor</u>					
Windows 311 to 314	Classroom	100%	100%	0%	1.0
Windows 315 to 317	Office	100%	100%	0%	1.0
Window 318	Office	95%	95%	0%	1.0
Windows 319 to 322	Classroom	100%	100%	0%	1.0
Windows 323 to 325	Classroom	100%	100%	0%	1.0
Windows 326 & 327	Classroom	99%	99%	0%	1.0
<u>Seventh Floor</u>					
Windows 328 & 329	Office	99%	99%	0%	1.0
Windows 330 & 331	Office	100%	100%	0%	1.0
Window 332	Office	100%	100%	0%	1.0
Window 333	Office	99%	99%	0%	1.0
Windows 334 to 337	Computer Classroom	100%	100%	0%	1.0
Windows 338 & 339	Computer Classroom	100%	100%	0%	1.0

Appendix 2 - Sunlight to Windows

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Main Building</u>									
<u>Ground Floor</u>									
Window 20	Circulation Space	22%	19%	3%	0.86	4%	4%	0%	1.0
Window 21	Circulation Space	20%	20%	0%	1.0	6%	6%	0%	1.0
Window 22	Circulation Space	42%	42%	0%	1.0	11%	11%	0%	1.0
<u>First Floor</u>									
Window 31	Circulation Space	37%	35%	2%	0.95	10%	10%	0%	1.0
Window 55	Staircase	37%	36%	1%	0.97	10%	10%	0%	1.0
Window 56	Staircase	55%	55%	0%	1.0	17%	17%	0%	1.0
<u>Second Floor</u>									
Window 39	Laboratory	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 40	Laboratory	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 41	Laboratory	84%	84%	0%	1.0	27%	27%	0%	1.0
Window 42	Laboratory	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 47	Laboratory	86%	86%	0%	1.0	29%	29%	0%	1.0
Window 48	Laboratory	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 49	Laboratory	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 50	Laboratory	81%	81%	0%	1.0	27%	27%	0%	1.0
Window 57	Store	41%	38%	3%	0.93	12%	12%	0%	1.0
<u>157 to 211 Portland Road</u>									
<u>First Floor</u>									
Window 74	Reception Room	84%	84%	0%	1.0	29%	29%	0%	1.0
Window 78	Reception Room	86%	86%	0%	1.0	29%	29%	0%	1.0
<u>Second Floor</u>									
Window 82	Reception Room	82%	82%	0%	1.0	29%	29%	0%	1.0
Window 84	Reception Room	83%	83%	0%	1.0	30%	30%	0%	1.0
<u>Building Block</u>									
<u>Ground Floor</u>									
Window 87	Fire Exit	82%	73%	9%	0.89	25%	25%	0%	1.0
Window 88	Painting and Decorating Practical Workshop	83%	72%	11%	0.87	26%	26%	0%	1.0
Window 89	Painting and Decorating Practical Workshop	81%	71%	10%	0.88	26%	26%	0%	1.0
Window 90	Painting and Decorating Practical Workshop	80%	67%	13%	0.84	26%	26%	0%	1.0
Window 91	Painting and Decorating Practical Workshop	70%	59%	11%	0.84	23%	23%	0%	1.0
Window 92	Painting and Decorating Practical Workshop	57%	41%	16%	0.72	19%	18%	1%	0.95
Window 93	Painting and Decorating Practical Workshop	70%	53%	17%	0.76	25%	24%	1%	0.96
Window 94	Painting and Decorating Practical Workshop	72%	50%	22%	0.69	25%	22%	3%	0.88
Window 96	Non Domestic	39%	28%	11%	0.72	12%	10%	2%	0.83
Window 115	Staircase	43%	43%	0%	1.0	16%	16%	0%	1.0
<u>First Floor</u>									
Window 111	Bathroom/WC	87%	80%	7%	0.92	30%	30%	0%	1.0
Window 112	Bathroom/WC	87%	78%	9%	0.9	30%	30%	0%	1.0
Window 113	Bathroom/WC	86%	76%	10%	0.88	29%	28%	1%	0.97
Window 116	Laboratory	53%	38%	15%	0.72	18%	16%	2%	0.89
Window 117	Laboratory	58%	40%	18%	0.69	20%	17%	3%	0.85
Window 118	Laboratory	63%	45%	18%	0.71	23%	20%	3%	0.87

Appendix 2 - Sunlight to Windows

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 121	Non Domestic	46%	25%	21%	0.54	16%	12%	4%	0.75
Window 131	Staircase	43%	43%	0%	1.0	16%	16%	0%	1.0
<u>Second Floor</u>									
Window 127	Office	87%	82%	5%	0.94	30%	30%	0%	1.0
Window 128	Office	87%	81%	6%	0.93	30%	30%	0%	1.0
Window 129	Office	87%	80%	7%	0.92	30%	29%	1%	0.97
Window 142	Staircase	43%	43%	0%	1.0	16%	16%	0%	1.0
Window 132 (BW)	Network Laboratory	60%	45%	15%	0.75	22%	18%	4%	0.82
Window 134	Non Domestic	51%	30%	21%	0.59	19%	13%	6%	0.68
<u>Third Floor</u>									
Window 138	Bathroom/WC	87%	84%	3%	0.97	30%	30%	0%	1.0
Window 139	Bathroom/WC	87%	84%	3%	0.97	30%	30%	0%	1.0
Window 140	Bathroom/WC	87%	83%	4%	0.95	30%	29%	1%	0.97
Window 153	Staircase	43%	43%	0%	1.0	16%	16%	0%	1.0
Window 143	Sound Engineering Laboratory	70%	62%	8%	0.89	23%	20%	3%	0.87
Window 145	Non Domestic	56%	38%	18%	0.68	18%	12%	6%	0.67
<u>Fourth Floor</u>									
Window 149	Office	87%	85%	2%	0.98	30%	30%	0%	1.0
Window 150	Office	87%	85%	2%	0.98	30%	30%	0%	1.0
Window 151	Office	87%	84%	3%	0.97	30%	29%	1%	0.97
Window 155	Non Domestic	77%	72%	5%	0.94	24%	21%	3%	0.88
Window 156	Non Domestic	85%	78%	7%	0.92	28%	24%	4%	0.86
<u>Firemans Cottages</u>									
<u>Ground Floor</u>									
Window 161	Non Domestic	58%	52%	6%	0.9	5%	3%	2%	0.6
Window 162	Non Domestic	58%	50%	8%	0.86	4%	1%	3%	0.25
Window 163	Non Domestic	56%	46%	10%	0.82	5%	4%	1%	0.8
Window 166	Non Domestic	37%	27%	10%	0.73	0%	0%	0%	1.0
Window 167	Non Domestic	49%	36%	13%	0.73	2%	1%	1%	0.5
Window 168	Non Domestic	45%	33%	12%	0.73	0%	0%	0%	1.0
Window 169	Non Domestic	45%	31%	14%	0.69	0%	0%	0%	1.0
Window 170	Non Domestic	46%	34%	12%	0.74	2%	2%	0%	1.0
Window 171	Non Domestic	43%	30%	13%	0.7	2%	2%	0%	1.0
Window 172	Non Domestic	42%	31%	11%	0.74	2%	2%	0%	1.0
Window 173	Non Domestic	48%	33%	15%	0.69	5%	3%	2%	0.6
Window 174	Non Domestic	37%	26%	11%	0.7	1%	1%	0%	1.0
Window 175	Non Domestic	36%	24%	12%	0.67	2%	2%	0%	1.0
Window 176	Non Domestic	42%	28%	14%	0.67	8%	3%	5%	0.38
Window 177	Non Domestic	41%	26%	15%	0.63	8%	3%	5%	0.38
Window 178	Non Domestic	43%	24%	19%	0.56	12%	3%	9%	0.25
Window 179	Non Domestic	44%	25%	19%	0.57	14%	4%	10%	0.29
<u>First Floor</u>									
Window 180	Non Domestic	58%	42%	16%	0.72	13%	8%	5%	0.62
Window 181	Non Domestic	57%	42%	15%	0.74	12%	7%	5%	0.58
Window 182	Non Domestic	57%	43%	14%	0.75	12%	7%	5%	0.58
Window 183	Non Domestic	24%	10%	14%	0.42	14%	7%	7%	0.5
Window 184	Non Domestic	55%	40%	15%	0.73	14%	8%	6%	0.57

Appendix 2 - Sunlight to Windows

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 185	Non Domestic	56%	40%	16%	0.71	13%	9%	4%	0.69
Window 186	Non Domestic	57%	41%	16%	0.72	15%	10%	5%	0.67
Window 187	Non Domestic	51%	31%	20%	0.61	12%	5%	7%	0.42
Window 188	Non Domestic	53%	34%	19%	0.64	13%	5%	8%	0.38
Window 189	Non Domestic	21%	4%	17%	0.19	11%	2%	9%	0.18
Window 190	Non Domestic	53%	31%	22%	0.58	15%	3%	12%	0.2
Window 191	Non Domestic	49%	28%	21%	0.57	15%	4%	11%	0.27
Window 192	Non Domestic	48%	28%	20%	0.58	15%	4%	11%	0.27
Window 193	Non Domestic	47%	28%	19%	0.6	15%	4%	11%	0.27
Window 194	Non Domestic	19%	3%	16%	0.16	13%	1%	12%	0.08
Window 195	Non Domestic	41%	21%	20%	0.51	14%	3%	11%	0.21
Window 196	Non Domestic	41%	23%	18%	0.56	15%	3%	12%	0.2
Window 197	Non Domestic	41%	22%	19%	0.54	17%	3%	14%	0.18
<u>D10 Studios</u>									
<u>Ground Floor</u>									
Window 198	Non Domestic	20%	10%	10%	0.5	7%	0%	7%	0.0
Window 199	Non Domestic	2%	2%	0%	1.0	1%	1%	0%	1.0
Window 200	Non Domestic	2%	2%	0%	1.0	1%	1%	0%	1.0
Window 202	Non Domestic	50%	31%	19%	0.62	12%	5%	7%	0.42
Window 203	Non Domestic	48%	31%	17%	0.65	10%	2%	8%	0.2
<u>First Floor</u>									
Window 204	Non Domestic	24%	17%	7%	0.71	9%	2%	7%	0.22
Window 205	Non Domestic	38%	25%	13%	0.66	13%	3%	10%	0.23
Window 206	Non Domestic	48%	28%	20%	0.58	15%	4%	11%	0.27
Window 207	Non Domestic	50%	26%	24%	0.52	11%	0%	11%	0.0
Window 208	Non Domestic	50%	38%	12%	0.76	12%	4%	8%	0.33
<u>Second Floor</u>									
Window 214	Non Domestic	49%	39%	10%	0.8	17%	7%	10%	0.41
Window 215	Non Domestic	51%	34%	17%	0.67	17%	4%	13%	0.24
Window 216	Non Domestic	55%	41%	14%	0.75	15%	6%	9%	0.4
Window 217	Non Domestic	52%	43%	9%	0.83	12%	5%	7%	0.42
<u>Tower Block</u>									
<u>Ground Floor</u>									
Window 224	Practical Workshop	56%	35%	21%	0.63	8%	5%	3%	0.63
Window 225	Practical Workshop	58%	40%	18%	0.69	9%	7%	2%	0.78
Window 226	Practical Workshop	51%	34%	17%	0.67	6%	5%	1%	0.83
Window 227	Practical Workshop	48%	31%	17%	0.65	5%	4%	1%	0.8
Window 228	Practical Workshop	57%	41%	16%	0.72	9%	7%	2%	0.78
Window 229	Practical Workshop	46%	33%	13%	0.72	6%	5%	1%	0.83
Window 230	Practical Workshop	38%	25%	13%	0.66	4%	4%	0%	1.0
Window 231	Practical Workshop	26%	21%	5%	0.81	0%	0%	0%	1.0
Window 232	Practical Workshop	23%	19%	4%	0.83	0%	0%	0%	1.0
Window 233	Practical Workshop	28%	28%	0%	1.0	0%	0%	0%	1.0
Window 234	Practical Workshop	34%	34%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 245	Staff Room	74%	46%	28%	0.62	21%	14%	7%	0.67
Window 246	Staff Room	75%	52%	23%	0.69	22%	17%	5%	0.77

Appendix 2 - Sunlight to Windows

Tottenham Centre, High Road, London N15 4RU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 247	Staff Room	71%	53%	18%	0.75	19%	15%	4%	0.79
Window 248	Practical Classroom	71%	54%	17%	0.76	19%	16%	3%	0.84
Window 249	Practical Classroom	56%	44%	12%	0.79	10%	9%	1%	0.9
<u>Second Floor</u>									
Window 258	Classroom	84%	54%	30%	0.64	29%	19%	10%	0.66
Window 259	Classroom	83%	60%	23%	0.72	29%	22%	7%	0.76
Window 260	Classroom	83%	62%	21%	0.75	28%	23%	5%	0.82
Window 261	Classroom	83%	66%	17%	0.8	29%	24%	5%	0.83
Window 262	Classroom	73%	61%	12%	0.84	26%	24%	2%	0.92
Window 263	Classroom	69%	69%	0%	1.0	27%	27%	0%	1.0
<u>Third Floor</u>									
Window 272	Bookable Room	86%	60%	26%	0.7	30%	21%	9%	0.7
Window 273	Bookable Room	85%	66%	19%	0.78	30%	23%	7%	0.77
Window 274	Bookable Room	85%	69%	16%	0.81	30%	24%	6%	0.8
Window 275	Bookable Room	85%	71%	14%	0.84	30%	25%	5%	0.83
Window 276	Bookable Room	76%	69%	7%	0.91	28%	26%	2%	0.93
Window 277	Bookable Room	69%	69%	0%	1.0	27%	27%	0%	1.0
<u>Fourth Floor</u>									
Window 288	Classroom	87%	69%	18%	0.79	30%	23%	7%	0.77
Window 289	Classroom	86%	74%	12%	0.86	30%	24%	6%	0.8
Window 290	Classroom	86%	77%	9%	0.9	30%	26%	4%	0.87
Window 291	Classroom	85%	77%	8%	0.91	30%	27%	3%	0.9
Window 292	Classroom	80%	74%	6%	0.93	28%	25%	3%	0.89
Window 293	Classroom	71%	67%	4%	0.94	26%	24%	2%	0.92
Window 294	Classroom	70%	70%	0%	1.0	28%	28%	0%	1.0
<u>Fifth Floor</u>									
Window 305	Computer Classroom	87%	81%	6%	0.93	30%	27%	3%	0.9
Window 306	Computer Classroom	86%	82%	4%	0.95	30%	27%	3%	0.9
Window 307	Classroom	85%	82%	3%	0.96	30%	28%	2%	0.93
Window 308	Classroom	80%	78%	2%	0.98	28%	27%	1%	0.96
Window 309	Learning Resource Base	71%	70%	1%	0.99	26%	25%	1%	0.96
Window 310	Learning Resource Base	81%	80%	1%	0.99	30%	29%	1%	0.97
<u>Sixth Floor</u>									
Window 321	Classroom	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 322	Classroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 323	Classroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 324	Classroom	85%	85%	0%	1.0	30%	30%	0%	1.0
Window 325	Classroom	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 326	Classroom	71%	71%	0%	1.0	26%	26%	0%	1.0
Window 327	Classroom	70%	70%	0%	1.0	28%	28%	0%	1.0
<u>Seventh Floor</u>									
Window 336	Computer Classroom	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 337	Computer Classroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 338	Computer Classroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 339	Computer Classroom	76%	76%	0%	1.0	28%	28%	0%	1.0